

CALDON™

New South Wales

## THE PARTNERSHIP

# Capital Deployment Without the Operational Burden

You have capital to deploy and a business to run. We identify opportunities, structure acquisitions, manage approvals, coordinate construction, and deliver returns — so you don't have to.

*"We exist to give sophisticated investors access to development returns without the operational burden of managing a project themselves."*

## Deal Flow

Continuous pipeline of assessed opportunities across our target markets. Qualified partners receive first access to projects meeting their criteria.

## Full Execution

Dedicated capability across design, quantity surveying, project management, and construction. One team, one point of contact, complete accountability.

## Structured Reporting

Quarterly progress reports, financial summaries, and direct access to your project lead. No chasing. No surprises.

## Flexible Exit

Hold, lease, sell, or refinance. We coordinate with your advisers to optimise the outcome based on your objectives.

## What Sets Us Apart

### Integrated Team

Architecture, quantity surveying, project management, and construction expertise under one roof. Single point of accountability.

### Regional Expertise

Deep knowledge of the Mid North Coast, Hunter, and Central Coast. Established relationships with councils, agents, and contractors.

## THE PATHWAY

# How We Work Together

Our engagement is structured to align with how sophisticated investors operate — staged commitments, clear decision points, and full transparency before capital is deployed.

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- 01 Private Consultation  
Confidential discussion to understand your investment objectives, risk appetite, return expectations, and preferred structures. No cost, no obligation.
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- 02 Strategy & Site Identification  
We develop a tailored investment strategy and identify sites aligned with your criteria. Market analysis, risk assessment, and site reports provided.
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- 03 Option & Feasibility  
We negotiate vendor terms and secure the opportunity through option agreement. Concept plans and detailed feasibility prepared before you commit further.
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- 04 Design & Acquisition  
Detailed design development, consultant coordination, and site acquisition. Full documentation to DA-ready status with final construction costing.
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- 05 Approvals & Tender  
DA lodgement and management through to determination. Builder engagement, tender assessment, and contract award.
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- 06 Delivery & Completion  
Client-side project management throughout construction. Progress monitoring, quality oversight, and handover coordination.
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INVESTMENT

# Transparent, Staged Fees

Our fees are tied to project milestones. Staged payments mean you're never overcommitted — each phase delivers tangible value before the next payment is due.

INITIAL	<b>Private Consultation</b>
No Cost	Introductory meeting to understand your objectives and assess fit. No obligation.
STAGE 1	<b>Preliminary Agreement</b>
POA	Payable following initial discussions. Covers strategy, site identification, option negotiation, concept design, and feasibility. Deducted from total Project Fee.
STAGE 2	<b>Design &amp; Acquisition</b>
POA	Payable once project costs are established. Covers detailed design, engineering, consultant coordination, and site acquisition. Deducted from total Project Fee.
STAGE 3	<b>Approvals &amp; Tender</b>
POA	Payable upon DA approval. Covers tender preparation, builder engagement, and contract award. Deducted from total Project Fee.
STAGE 4	<b>CC Issued &amp; Builder Awarded</b>
Balance	Remaining Project Fee payable upon Construction Certificate issued and builder contract executed.
PM FEE	<b>Client-Side Project Management</b>
Separate	Ongoing management throughout construction — progress monitoring, variation assessment, quality oversight. Quoted based on project scale.

Total Project Fee

~3% of total project value

All staged payments deducted from total. Final percentage confirmed prior to engagement.

Full-Service Delivery

We manage the complete development lifecycle — from site sourcing through to project completion. Design, consultant, and statutory costs form part of the overall project budget and are managed entirely by our team.

## LEADERSHIP

## The Team

CALDON™ is led by principals with backgrounds in property development, construction management, and investment structuring.



Bradley Caldon  
MANAGING DIRECTOR

*BConstMgt(Bldg)(Hons)*

Research, Acquisitions, Quantity  
Surveying & Tender Management



John Caldon  
SENIOR ADVISER

*Licensed Builder (NSW)*

Site Sourcing, Option Negotiation  
& Deal Strategy



Andrew Eggins  
DESIGN DIRECTOR

*BArch, AdvDipBus*

Design, DA Management, Town  
Planning & Consultant  
Coordination

### Working With Your Advisers

We coordinate with your accountant, solicitor, and financial adviser to ensure investment structures are optimised from day one — whether through personal ownership, company, trust, or SMSF. Our role complements your existing advisory relationships.

#### PRIVATE ENQUIRY

### Discuss an Opportunity

Initial consultations are confidential and without obligation.  
By introduction or direct approach.

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