

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.

- O1 Private Consultation
Confidential discussion to understand your investment objectives, risk appetite, return expectations, and preferred structures. No cost, no obligation.
- O2 Strategy & Site Identification
We develop a tailored investment strategy and identify sites aligned with your criteria. Market analysis, risk assessment, and site reports provided.
- O3 Option & Feasibility
We negotiate vendor terms and secure the opportunity through option agreement. Concept plans and detailed feasibility prepared before you commit further.
- O4 Design & Acquisition
Detailed design development, consultant coordination, and site acquisition. Full documentation to DA-ready status with final construction costing.
- O5 Approvals & Tender
DA lodgement and management through to determination. Builder engagement, tender assessment, and contract award.
- O6 Delivery & Completion
Client-side project management throughout construction. Progress monitoring, quality oversight, and handover coordination.

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

No Cost

Private Consultation

Introductory meeting to understand your objectives and assess fit. No obligation.

STAGE 1

POA

Preliminary Agreement

Payable following initial discussions. Covers strategy, site identification, option negotiation, concept design, and feasibility. Deducted from total Project Fee.

STAGE 2

POA

Design & Acquisition

Payable once project costs are established. Covers detailed design, engineering, consultant coordination, and site acquisition. Deducted from total Project Fee.

STAGE 3

POA

Approvals & Tender

Payable upon DA approval. Covers tender preparation, builder engagement, and contract award. Deducted from total Project Fee.

STAGE 4

Balance

CC Issued & Builder Awarded

Remaining Project Fee payable upon Construction Certificate issued and builder contract executed.

PM FEE

Separate

Client-Side Project Management

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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