

HUNTER

Facilities & Project Management

Project Management *Capability Statement*

CLIENT-SIDE · HOSPITALITY · COMMERCIAL · MEDICAL

“Your interests. Our discipline. Every stage.”

HUNTER FACILITIES & PROJECT MANAGEMENT PTY LTD
SYDNEY · GOLD COAST · [HUNTERFPM.COM.AU](https://hunterfpm.com.au)

On your side of the table. *From brief to handover, and beyond.*

Hunter FPM is a client-side consultancy. We are engaged by asset owners and operators, not by builders or architects. Our loyalty sits where it should: with the people whose capital, reputation and operational readiness are on the line. Every recommendation we make is tested against one question: does this protect the client's interest? If the answer is unclear, we say so.

“Your interests. Our discipline. Every stage.”

Independent oversight for *assets that matter.*

Hunter FPM is a specialist client-side consultancy. We plan, deliver and hand over construction and refurbishment projects on behalf of owners, operators and boards, from initial concept through practical completion and into operation.

Every construction project carries uncertainty, budgets may move, programmes can slip, scope creeps and defects surface late. For developers and asset owners, these are not scheduling inconveniences, they are direct hits to return, asset value and trading readiness.

Founded in 2018 by **Robert Hunter**, the practice draws on two decades of project delivery across the UK, the Middle East and Australia. We work with a trusted network of design and delivery specialists and every engagement is led by senior people who are actively involved from start to finish.



A project is never just the *site it sits on.*

A refurbishment is a construction event inside an operating business that still has to trade, still has to serve members, still has to compete. Experienced client-side project management treats the whole venue as the project, not just the floor plate being built. That is a different mindset, and it is built from years of working inside hospitality, club and commercial operations, not just managing sites from the outside.

01 / CONSIDERATION

Customer experience *during the works*

Noise, smell, dust, sightlines and temporary access routes all shape how a customer feels the moment they walk in. If the experience deteriorates during a build, members try a competitor and some do not come back. Programme decisions, trade sequencing and hoarding design are set against the trading calendar, not against each other.

02 / CONSIDERATION

Operational *continuity*

Car parks are not logistics yards. Loading docks are not staging areas. Kitchens still need deliveries, staff still need entry points, and cleaning crews still need access. Trade movements, material lay-down and crane drops are planned around live operations, so the venue keeps running without being quietly pulled apart behind the hoarding.

03 / CONSIDERATION

Commercial *protection*

Disruption is an opportunity for a competitor to win your customer. The marketing, membership and food-and-beverage teams need runway to respond, not an announcement two weeks out. Commercial planning sits alongside the construction programme so trading commitments are protected rather than explained away later.

04 / CONSIDERATION

Stakeholders moving at *different tempos*

Boards, members, regulators and suppliers each move at a different pace. Board cycles run quarterly, members notice changes daily, regulators respond on their own statutory timelines, and suppliers need commitments locked in months ahead. Recognising these different rhythms, and building them into the project programme from the outset, is how capable oversight keeps all four groups satisfied.

Services are structured across the three phases of a capital project. We are routinely engaged end to end, but each phase can be commissioned independently, for clients who already have a delivery team in place and need senior oversight on a specific stage.

PHASE 01 / PRE-CONSTRUCTION

Define and plan

CONCEPT THROUGH TO APPROVALS

-  **Concept and feasibility:** scope, brief, commercial test
-  **Stakeholder consultation:** board, operations, regulators
-  **Budget and programme** development
-  **Risk identification** and mitigation strategy
-  **Governance and approvals** pathway
-  **Procurement strategy:** route, contract form, tendering

PHASE 02 / DELIVERY

Design and build

THROUGH PRACTICAL COMPLETION

-  **Design management:** coordination and approvals
-  **Value engineering** without scope erosion
-  **Contractor oversight:** site, progress, quality
-  **Programme and cost control,** with ongoing reporting
-  **Compliance and regulatory** monitoring
-  **Stakeholder and board** communication

PHASE 03 / HANDOVER

Commission and operate

HANDOVER INTO OPERATION

-  **Commissioning:** systems, training, sign-off
-  **Operational readiness:** fit-out to trade
-  **Handover documentation** and O&M packs
-  **Defect management** across the Defects Liability Period
-  **Post-project review:** lessons and benchmarking
-  **FM transition** and lifecycle planning

To deliver *certainty, clarity and confidence* for clients across every stage of their projects.

Our work is commercial, the standard is senior and the posture is independent. Three principles hold everything together.

01 / PRINCIPLE

Client value *first*

We are retained by asset owners and we work for them, without divided loyalty. Our recommendations are tested against what protects capital, reduces risk and delivers long-term value, not against what keeps the delivery team comfortable.

02 / PRINCIPLE

Clarity through *experience*

Construction is full of consequential decisions made with incomplete information. We bring structure, transparency and informed judgement, so boards, CEOs and operators can move forward knowing what they are choosing and what it will cost.

03 / PRINCIPLE

Accountability in *delivery*

We stay with the project from brief to handover, and often well beyond. We hold contractors and consultants to what they promised, and we hold ourselves to the same standard. Results are the product, everything else is process.



Two decades of *capital project delivery*, on three continents.

Robert's route into construction was unconventional and deliberate. He began in **facilities management** across the UK, learning buildings from the inside, how they actually run, what breaks, and where owners were being failed by their builders. He moved to Dubai to deliver ultra-luxury villas for a major private developer and to start up an in-house FM capability. Since relocating to Australia in 2010, he has led the delivery of complex capital projects for **WestHQ**, one of NSW's largest hospitality groups, including the \$100M Sydney Coliseum Theatre and \$30M Aquatic Centre.

— ENGAGEMENT PRINCIPLES

- 01 Independent client-side leadership that protects commercial, programme and quality outcomes
- 02 Projects that optimise cost, time and quality, measured against what the client actually values
- 03 Proactive risk and opportunity management, not reactive change control
- 04 Rigorous compliance with statutory, regulatory and safety obligations
- 05 Approved budgets and programmes that are established, controlled and reported against
- 06 Multidisciplinary teams led and coordinated with clear lines of accountability

Delivered across *hospitality, commercial* *and medical* assets.

A representative sample of projects delivered as client-side project manager. Scope spans new build, major refurbishment, fit-out, and post-completion defect and lifecycle management. Values shown reflect total project cost.

Sydney Coliseum Theatre	\$100M
Sydney Gymnastics and Aquatic Centre	\$30M
Balgowlah RSL Lounge and Courtyard	\$7M
WestHQ Multi-Level Car Park	\$5M
Marsden Park Medical Centre	\$2M
The Verandah · Beecroft	\$2M
Norths Cammeray Gaming and Amenities	\$2M



The strongest case for our work is *made by our clients.*

“

Working with Robert Hunter and Hunter FPM was a seamless experience. Their ability to collaborate effectively with all stakeholders meant our project progressed smoothly, meeting both programme and budget requirements while maintaining high-quality outcomes.

Emma Ritchie

OPERATIONS MANAGER, THE VERANDAH
BEECROFT

“

From the outset, Hunter FPM demonstrated a deep understanding of what Balgowlah RSL represents to our members and the wider community. Their ability to guide a complex vision through design, approvals and delivery was exceptional. They acted as a trusted partner throughout, protecting our interests while elevating the outcome.

Lawson Job

CHIEF EXECUTIVE, BALGOWLAH RSL

“

We have worked with Robert Hunter and Hunter FPM since 2018 and have found them to be knowledgeable, professional and to work collaboratively with all stakeholders to ensure our projects have been delivered in accordance with the budget, programme and quality expectations.

Richard Errington

CHIEF EXECUTIVE, WESTHQ

The administrative detail.

Hunter Facilities & Project Management Pty Ltd is an Australian-registered consultancy operating from offices in North Sydney and Gold Coast. Full insurance cover and statutory registration are maintained, and can be supplied on request.

LEGAL NAME	Hunter Facilities & Project Management Pty Ltd
ESTABLISHED	2018
ACN	629 298 399
ABN	41 629 298 399
INSURANCES HELD	
PUBLIC LIABILITY	\$5M
PROFESSIONAL INDEMNITY	\$10M
WORKERS COMPENSATION	Current. Certificate on request.

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Discuss a project, commission a review, or *engage us for senior oversight.*

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