CAPABILITY STATEMENT

PAUL KLUMPER

Senior Project Manager
Licensed Builder · **QLD & NSW**
Managing Director, Versatile Built

M 0407 073 738 **E** admin@versatilebuilt.com
W www.versatilebuilt.com



25+	$240M+	70+	2000
YEARS IN CONSTRUCTION	PROJECTS DELIVERED	PROJECTS AT SENTINEL	NSW LICENSED SINCE

PROFESSIONAL PROFILE

Paul Klumper is a seasoned Senior Project Manager and licensed builder with more than 25 years' experience delivering residential, commercial, industrial, retail, health, childcare, hospitality and aged-care projects across New South Wales and Queensland.

Since 1999 he has delivered more than $240 million in construction, renovation and development work, including a $42 million, 182-bed hospital and 70+ projects for Sentinel Property Group.

He also brings modular construction experience with Lite Homes, delivering portable homes from 32 to 96 m².

Paul turns technical building issues into precise scopes, staged programmes and tender packages, with clear, commercially focused advice for owners and investors.

CORE CAPABILITIES

- **Portable & modular buildings**, from design to crane installation
- **Maintenance systems & programs** for councils and lifestyle communities
- **Project & construction management** from brief and approvals to handover
- **PM for builders, corporates & funds** to lift asset value and cut maintenance costs
- **Estimating & cost control**, including open-book fee structures
- **Scopes & tender packages** with fixed-price schedules
- **Defect investigation & remediation**, including facades, render and weatherproofing
- **Contract administration** and subcontractor coordination
- **Compliance & certification** with statutory authorities
- **Subdivision & development applications** consultancy
- **Risk & WHS management** for high-risk works

LICENCES & CLEARANCES

QBCC BUILDER – OPEN
Licence No. 15315309
Nominee for Versatile Built (15315313)

QBCC NOMINATED SUPERVISOR
Technical nominee for the company licence since 2022

NSW CONTRACTOR LICENCE
Licence No. 459164C
Individual contractor licence, current

NSW QUALIFIED SUPERVISOR
Certificate No. 29871S
Nominated supervisor, Versatile Built

DEFENCE BASELINE CLEARANCE
Department of Defence, November 2025

GENERAL INDUCTION
WorkCover construction induction certificate

EDUCATION

Bachelor of Building (Honours)
University of Western Sydney, Richmond

Bachelor of Business Studies
University of Washington, Seattle, USA

Advanced Diploma of Business Management
Williams Business College, North Sydney

REGULATORY RECORD

No disciplinary action, directions to rectify, demerit points or insurance claims on the QBCC register for Versatile Built, and no disciplinary record with NSW Fair Trading.

CAREER & PROJECT EXPERIENCE

More than two decades leading construction, modular building, development and client-side project management for aged care, health, commercial, local government and residential clients.

VERSATILE BUILT PTY LTD

Managing Director

NSW / QLD

2018 – CURRENT

$15M	Construction of 19 industrial units, West Gosford
$4M	Construction of a 1,000 m² penthouse on an existing 4-storey unit complex, Gosford
$4M	Childcare centre construction, Erina
43 lots	Subdivision at Forresters Beach, Central Coast
9 homes	Renovation and extension of 2–3 bedroom houses, Central Coast
—	Client MARS Building, Newcastle: design and construction PM, maintenance reviews
—	Project management of insurance works and external wall remediation, Brisbane
52-week	Preventative maintenance plan and annual inspections, Redland City Council
—	Maintenance systems and programs for over-55 lifestyle communities, Teman Communities

LITE HOMES PTY LTD

Modular Construction

Erina, NSW

2020

32–96 m²	Lite32, Lite64 and Lite96 premium transportable homes, 1 to 3 bedrooms, built to turnkey lock-up
—	Modular design that expands living space by connecting additional units
—	Truck and crane installation, site piers and decking for homes, granny flats, resort and Airbnb accommodation

SENTINEL PROPERTY GROUP

Client-Side Senior Project Manager & 2IC

Brisbane, QLD

2023 – 2024

$2B+	Client-side PM for an unlisted commercial property fund manager with more than $2 billion in assets
$25M+	Managed and completed more than 70 projects across retail, commercial and industrial sites
—	Capital and maintenance works planned to improve asset valuations, reduce maintenance costs and lift investor returns

TERRIGAL GROSVENOR LODGE

Construction Project Manager

Central Coast, NSW

2008 – 2018

$42M	Construction of a 182-bed dementia and convalescent hospital, Erina
$28M	Construction of a 52-house SEPP development, Bowral
$13M	Construction of 19 luxury units, Gosford
$12M	Coastal townhouse and restaurant construction
$9M	26,000 m³ excavation and ground works with high-risk and hazardous materials for a 65-unit project, Gosford
$6M	Resort renovation and compliance upgrade, The Entrance
$4M	Childcare renovation and expansion from 77 to 152 licensed places, while operating

BRENTWOOD VILLAGE LTD

Construction Project Manager

Central Coast, NSW

1999 – 2008

$20M	Renovation of more than 360 aged-care villas
$16M	Construction of 12 luxury units over 4 storeys
$16M	Infrastructure upgrade of a 50-acre retirement village
$13M	New construction of 18 three-bedroom aged-care villas
$10M	Upgrade and compliance certification of four 4-storey assisted-care buildings (102 apartments)
$5M	Renovation of community building and restaurant

SECTOR EXPERIENCE

AGED CARE	HEALTH & HOSPITALS	CHILDCARE	COMMERCIAL & RETAIL	LOCAL GOVERNMENT
INDUSTRIAL	MULTI-RESIDENTIAL	HOSPITALITY & RESORTS	PORTABLE & MODULAR	RESIDENTIAL

WORK WITH PAUL

Project management for builders, corporates and funds, modular buildings and maintenance planning across QLD and NSW.

0407 073 738
admin@versatilebuilt.com
www.versatilebuilt.com