VERSATILE BUILT PTY LTD

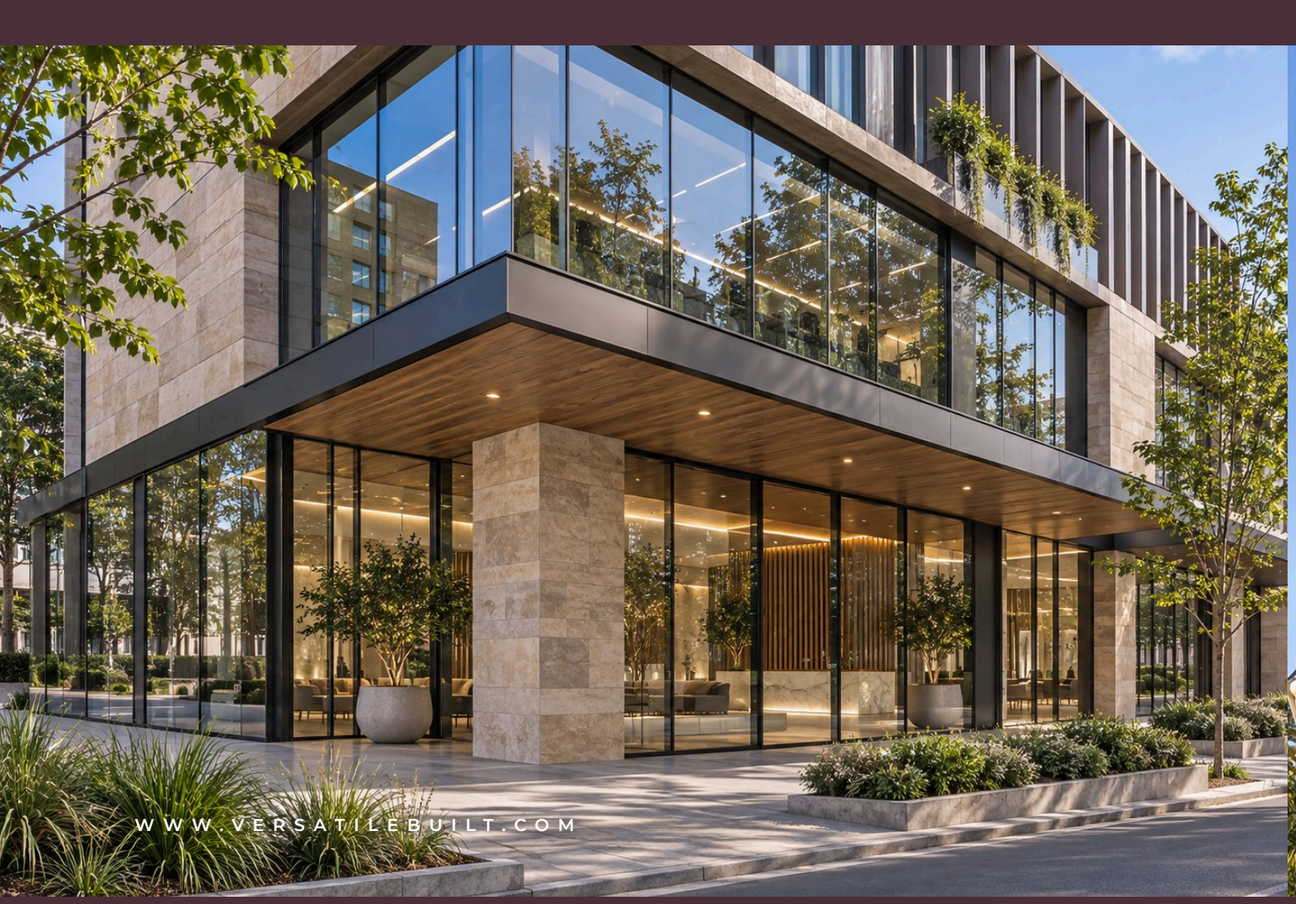
ABN: 80 093 653 199
20606/60 Skyring Terrace, Newstead QLD 4006
Mobile: 0407 073 738
admin@versatilebuilt.com

VERSATILE BUILT

BUILDING INSPECTIONS · CONSTRUCTION CONSULTANCY

CONSTRUCTION CONSULTANCY PROFESSIONALS

INSPECTION. INVESTIGATION. **RESULTS.**





INTRODUCTION

Established in 2000, Versatile Built Pty Ltd is a Brisbane-based construction and consultancy business delivering project management, construction, estimating, remedial works and technical building advice across Queensland and New South Wales. Led by Director Paul Klumper, the business brings more than 25 years of hands-on construction experience and over two decades of independent consultancy to every engagement.

We work with property owners, body corporates, asset managers, developers and investors who need a single, accountable partner. The benefits of working with Versatile Built include:

- **A one-stop solution.** From first inspection and investigation, through scoping, tendering and delivery, to handover and results.
- **Principal-led service.** The Director is directly involved in every inspection, report and project.
- **Clear, practical scopes.** Technical building issues turned into precise scopes, staged programmes and tender packages.
- **Transparent costs.** Open-book fee structures that separate contractor and project-management fees.
- **Reduced risk.** Compliance, safety and quality are managed by an experienced licensed builder.
- **Proven experience** across residential, commercial, retail, industrial, health, aged-care, modular and local government projects.

From defect diagnosis to the final coat of paint, we deliver calm, informed guidance and results you can rely on.



SELECTED PROJECTS & EXPERIENCE

A snapshot of more than $240 million in projects Paul Klumper has delivered as Managing Director of Versatile Built and as a Construction and Senior Project Manager since 1999.

$42M · TERRIGAL GROSVENOR LODGE

182-BED DEMENTIA & CONVALESCENT HOSPITAL

New construction of a specialist dementia and convalescent hospital in Erina, NSW.

$28M · TERRIGAL GROSVENOR LODGE

52-HOUSE SEPP DEVELOPMENT

Construction of a 52-house seniors living development in Bowral, NSW.

$25M+ · SENTINEL PROPERTY GROUP

70+ RETAIL, COMMERCIAL & INDUSTRIAL PROJECTS

Client-side Senior PM and 2IC for a $2B+ commercial property fund, with works planned to lift asset value, cut maintenance costs and improve investor returns.

$20M · BRENTWOOD VILLAGE

RENOVATION OF 360+ AGED CARE VILLAS

Staged renovation in a live retirement village, plus a $16M upgrade of the 50-acre site.

$15M · VERSATILE BUILT

19 INDUSTRIAL UNITS, WEST GOSFORD

Construction of an industrial unit complex, delivered as Managing Director.

$4M EACH · VERSATILE BUILT

PENTHOUSE & CHILDCARE CONSTRUCTION

1,000 m² penthouse added to an existing 4-storey complex in Gosford, and a new childcare centre in Erina.

CURRENT · VERSATILE BUILT, BRISBANE

REMEDIATION & INSURANCE WORKS

Ena Street external wall remediation and project management of insurance works, plus a 43-lot subdivision at Forresters Beach.

MODULAR · LITE HOMES, ERINA NSW

PORTABLE & MODULAR HOMES

Lite32, Lite64 and Lite96 transportable homes from 32 to 96 m², expandable by connecting modules and installed by truck and crane.

CLIENT · MARS BUILDING PTY LTD, NEWCASTLE

DESIGN & CONSTRUCTION PM

Engaged by award-winning Newcastle builder MARS Building for design and construction PM and client maintenance reviews.

REDLAND CITY COUNCIL · TEMAN

MAINTENANCE SYSTEMS & PROGRAMS

52-week preventative maintenance plan and annual inspections for Redland City Council, and maintenance systems for Teman over-55 lifestyle communities.

WHO WE WORK WITH

Property Owners & Investors	Body Corporates & Strata	Asset Managers & Communities
Builders, Funds & Corporates	Purchasers & Vendors	Local Government & Councils

SELECTED CLIENTS

MARS BUILDING	SENTINEL PROPERTY GROUP	TEMAN COMMUNITIES	REDLAND CITY COUNCIL

> *"Independent building experts who take you from first inspection, through detailed investigation, to final results: defects fixed, risks reduced, disputes resolved."*
>
> — THE VERSATILE BUILT PROMISE

LICENCES, QUALIFICATIONS & CLEARANCES

QBCC LICENSED

QBCC BUILDER – OPEN

Company Licence No. 15315313

Active Queensland company licence, with Paul Klumper as nominee (licence 15315309). Queensland Building and Construction Commission.

NSW LICENSED

NSW CONTRACTOR LICENCE – BUILDER

Licence No. 117785C

Held by the company since 17 August 2000 with no conditions. Paul also holds NSW Qualified Supervisor Certificate 29871S.

CLEAN RECORD

CLEAN REGULATORY RECORD

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

B.BLD HONOURS

TERTIARY QUALIFIED

Bachelor of Building (Honours), University of Western Sydney; Bachelor of Business Studies, University of Washington; Advanced Diploma of Business Management.

DEF CLEARANCE

DEFENCE BASELINE CLEARANCE

Department of Defence baseline security clearance (November 2025), supporting work on secure and government sites.

WHS INDUCTED

GENERAL INDUCTION CERTIFICATE

WorkCover General Induction for construction work, backed by more than 25 years of site safety management.

COMMITMENT TO QUALITY AND SAFETY

QUALITY ASSURANCE

Every engagement is principal-led, so the same standard of investigation, documentation and supervision applies to every site. Findings are recorded with photographs, moisture readings and clear recommendations, then turned into practical scopes of work.

We use tested methods for diagnosis, repair sequencing, curing and coating, and carefully select and supervise trade partners to deliver to specification.

SAFETY & COMPLIANCE

Versatile Built manages workplace health and safety to protect clients, the public and every worker on site. Our systems include:

- Site-specific safety plans and SWMS
- Workplace risk assessments
- Safe access planning for EWPs and scaffold
- Subcontractor induction and compliance checks
- Audit, inspection and hold-point reviews
- Coordination with certifiers and authorities

OUR SERVICES

With a client-focused, time-driven method and a commitment to delivery standards, Versatile Built provides a complete pathway from inspection and investigation through to construction and results.

CONSTRUCTION & PROJECT DELIVERY

PROJECT MANAGEMENT

Planning, programming, procurement and delivery from brief to handover.

CONSTRUCTION & BUILDER

Company-licensed builder in Queensland and New South Wales.

ESTIMATING & COST PLANNING

Detailed estimates, rates, cost control and open-book fee structures.

SCOPES & TENDER PACKAGES

Trade-separated scopes, fixed-price schedules and tender management.

REMEDIAL & ASSET SERVICES

FACADE & RENDER REMEDIATION

Render repair, concrete spalling, sealing, cleaning and recoating.

WATERPROOFING & WEATHERPROOFING

Window silicone, membranes and leak investigation and repair.

PLANNED PREVENTATIVE MAINTENANCE

52-week PPM plans, annual inspections and renewal forecasts for councils and asset owners.

COMPLIANCE & CERTIFICATION

Coordination of approvals, certifiers and statutory authorities.

INSPECTIONS & ADVISORY

COMMERCIAL BUILDING INSPECTIONS

Condition and defect assessment of commercial assets.

PRE-PURCHASE INSPECTIONS

Independent reports before you buy, so you can negotiate with confidence.

VENDOR INSPECTIONS

Know the condition of your property before you list it for sale.

DEFECT INVESTIGATION & REPORTS

Diagnosis, moisture readings, photos and clear recommendations.

KEY SPECIALISATIONS

BUILDER, CORPORATE & FUND PM

PM for builders, corporates and property funds through design and construction, lifting asset values, cutting maintenance costs and improving returns.

MARS BUILDING · SENTINEL PROPERTY GROUP ($2B+)

PORTABLE & MODULAR BUILDINGS

Transportable homes, granny flats and resort modules built off-site and craned into place.

LITE HOMES

MAINTENANCE SYSTEMS & PROGRAMS

52-week maintenance plans, systems and annual inspections for councils and over-55 lifestyle communities.

TEMAN COMMUNITIES · REDLAND CITY COUNCIL

HOW WE WORK

01 INSPECT — Site inspection and condition review

02 INVESTIGATE — Defect diagnosis, testing and reporting

03 SCOPE — Repair scopes, estimates and programme

04 TENDER — Trade packages and contractor selection

05 DELIVER — Managed, supervised construction

06 RESULTS — Handover, records and ongoing support

WHY CHOOSE VERSATILE BUILT?

- ✓ One accountable partner from inspection to completion
- ✓ Director-led on every inspection, report and project
- ✓ More than 25 years' construction experience
- ✓ Licensed builder in NSW since 2000 and in Queensland
- ✓ Clean QBCC and NSW Fair Trading records
- ✓ Clear, easy-to-understand reports with photos and readings
- ✓ Practical scopes, staged programmes and tender packages
- ✓ Transparent, open-book pricing
- ✓ Fast response and constant communication at every step
- ✓ Over $240 million in projects delivered since 1999
- ✓ Defence baseline security clearance
- ✓ Portable and modular building experience
- ✓ Maintenance plans, systems and inspections for councils and over-55 communities
- ✓ Client-side PM for property funds that lifts asset value and cuts maintenance costs



KEY PERSONNEL

PAUL KLUMPER

MANAGING DIRECTOR
SENIOR PROJECT MANAGER
QBCC NOMINEE · NSW
QUALIFIED SUPERVISOR
B.BUILDING (HONS)

Paul is a seasoned Senior Project Manager and licensed builder with more than 25 years' experience across residential, commercial, industrial, retail, health, childcare, hospitality and aged-care projects in New South Wales and Queensland. Since 1999 he has delivered more than $240 million in construction, renovation and development work.

He led construction at Brentwood Village and Terrigal Grosvenor Lodge for almost two decades, including a $42 million, 182-bed dementia and convalescent hospital. As Client-Side Senior Project Manager and 2IC at Sentinel Property Group he completed more than 70 retail, commercial and industrial projects worth over $25 million. Since 2018 he has led Versatile Built as Managing Director.

Paul brings an investigator's mindset to every job. He develops precise scopes of work, coordinates reports and certifications with statutory authorities, and translates technical findings into practical, commercially focused advice for owners, buyers, investors and asset managers.

25+	$240M+	182	QLD·NSW
YEARS IN CONSTRUCTION	PROJECTS DELIVERED	BED HOSPITAL, ERINA	LICENSED BUILDER

CORE COMPETENCIES

- Project and construction management
- Estimating, cost control and tendering
- Defect diagnosis and remedial scopes
- Contract administration
- Stakeholder and subcontractor coordination
- Risk, safety and regulatory compliance
- Portable and modular buildings
- Maintenance systems, PPM plans and inspections

CAREER

- **2018–now** Managing Director, Versatile Built
- **2020** Modular construction, Lite Homes
- **2023–2024** Client-Side Senior PM & 2IC, Sentinel Property Group
- **2008–2018** Construction PM, Terrigal Grosvenor Lodge
- **1999–2008** Construction PM, Brentwood Village Ltd

SECTOR EXPERIENCE

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

LET'S TALK ABOUT YOUR PROJECT

Inspections, investigations, project management and delivery across QLD and NSW.

Paul Klumper, Director
0407 073 738
admin@versatilebuilt.com
www.versatilebuilt.com