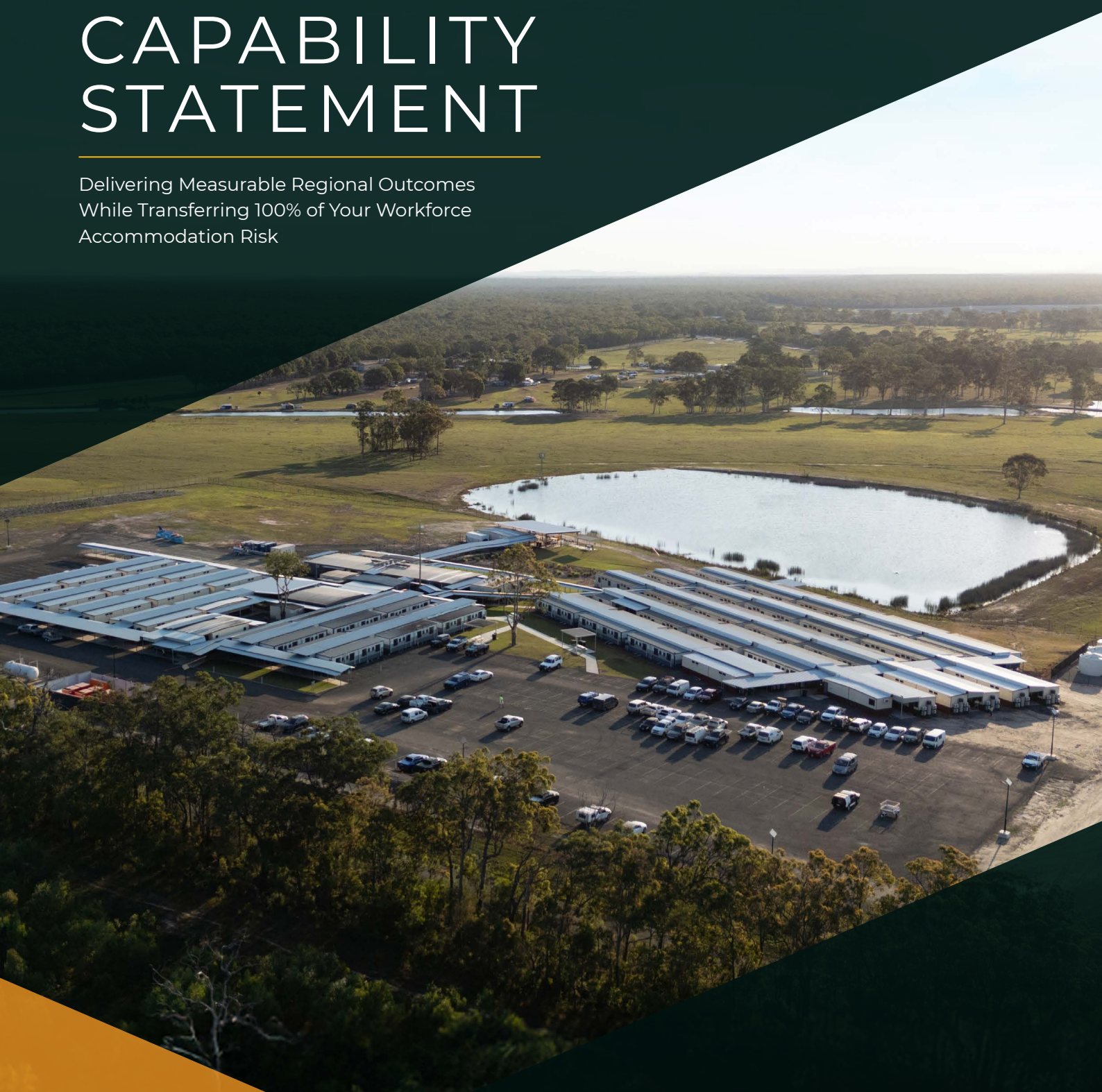
CAPABILITY STATEMENT

Delivering Measurable Regional Outcomes
While Transferring 100% of Your Workforce
Accommodation Risk



Base Quadrant Pty Ltd
ABN: 34 664 404 497
Established: December 2022

EXECUTIVE SUMMARY

Base Quadrant is a 100% Australian-owned delivery partner specializing in Build-Own-Operate (BOO) workforce accommodation for Tier-1 infrastructure projects. We eliminate capital expenditure for our clients by delivering turnkey, scalable villages (100-1000+ beds) that are fully funded, constructed, and operated by our expert team. This transfers the financial and operational risk of workforce accommodation entirely to us, allowing you to focus on your core project delivery. Our model is engineered for the Queensland Procurement Policy (QPP) 2026, transforming accommodation from a project liability into a measurable asset. We provide auditable data across all five QPP pillars, delivering practical economic, environmental, and social impacts that create lasting value for Queensland.

KEY FACTS

50
YEARS

50 years combined leadership experience

100%
ON-TIME

100% on-time delivery record

$25
MILLION

$25 million annual turnover

328
BEDS

328 beds delivered to date, scalable to 1000+

9
MONTHS

9-month average mobilisation time

QPP 2026 ALIGNMENT MATRIX

QPP 2026 PILLAR	BASE QUADRANT'S MEASURABLE COMMITMENT & OUTCOMES
Value for Queensland	**Zero Capital Outlay:** Our Build-Own-Operate model eliminates client Capital Expenditure, preserving capital for core project investment **Whole-of-Life Value:** Modular, 25-30 year lifecycle assets can be relocated and reused multiple times, maximizing value beyond a single project. **Largest Contract Delivered:** $5-6 million
Local Opportunities	**Guaranteed Regional Spend:** $530,000 invested with Fraser Coast region subcontractors (2025) **Local Employment:** 10-12 direct operational jobs created per village **Regional Workforce:** 12% of workforce residing within 100km of operations **Diverse Supply Chain:** Partnering with female-led businesses – Magnolia & Fern (landscape design supply), Penny Prasad & Jane Gaffel (Eco Efficiency Group & Sustainability Consultants), Nadine Kirley (Town Planning and Development Consultant)
Easy to Do Business	**Single Point of Accountability:** One contract, one partner managing design, construction, hospitality, and maintenance **Reduced Admin Burden:** We handle all village logistics, reporting, and compliance **Fastest Mobilisation:** 6 months from site mobilisation to first heads on beds **Digital Integration:** Xero-based financial systems with scalable reporting capability
Open to New Ideas	**Innovative Build-Own-Operate Model:** Market-leading financial model that transfers accommodation risk from principal contractors to specialist partner **Outcome-Based Solutions:** Focus on reduced worker travel, lower emissions, and increased regional value **Modular Innovation:** Relocatable, expandable infrastructure with 25-30 year refit capability
Practical Economic, Environmental & Social Impact	**Social Metrics:** Indigenous labour engagement through plumbing subcontractors, apprentice pathways through garden maintenance partnerships **Environmental Performance:** 100% water production, sewerage treatment and release; off-grid capability **Traditional Owner Engagement:** Active partnership with Maryborough Aboriginal Corporation (MACorp) **Regional Economic Impact:** Local supplier engagement across 9+ categories during construction and operations

LOCAL CONTENT & REGIONAL FOOTPRINT

Our Commitment to Regional Queensland is Practical and Measurable.

REGIONAL INVESTMENT

- **$530,000** invested with regional subcontractors (2025)
- **10-12** direct operational jobs created per village
- **12 FTE** at Sirrom operational site Queensland 4655
- **Head office** located in Queensland 4014

LOCAL SUPPLIER CATEGORIES ENGAGED

- **Operations:** Electrician, Mechanical, Plumbing, Appliance Repairs, General Maintenance, Landscaping, Mowing, Fuel supply and servicing, Communications supply and servicing
- **Construction:** Concreters, metal workers, equipment hire and drivers, waste removalists, quarry materials

DIVERSE SUPPLY CHAIN

- **Female-led business partnership:** Magnolia & Fern (landscape design supply), Penny Prasad & Jane Gaffel (Eco Efficiency Group & Sustainability Consultants), Nadine Kirley (Town Planning and Development Consultant), Customerit (Marketing Consultants)
- **Indigenous engagement:** Plumbing subcontractor employs Indigenous staff
- **Apprentice pathways:** Garden maintenance partner employs 1 apprentice; plumbing partner trained 1 apprentice

TRADITIONAL OWNER ENGAGEMENT

- **Active partnership** with Maryborough Aboriginal Corporation (MACorp)
- **Commitment to Indigenous** labour hours tracking (systems in development)

SOCIAL VALUE & WORKFORCE METRICS

Creating Pathways and Reducing Regional Housing Pressure.

WORKFORCE DEVELOPMENT

- Combined leadership experience: 50 years
- Apprentice engagement through subcontractor partnerships
- Indigenous employment pathways via specialist trade partners

COMMUNITY IMPACT

- Reduces pressure on regional housing stock by providing self-contained workforce accommodation
- Minimizes worker commute times and associated road safety risks
- Creates stable, long-term operational employment in regional areas

SAFETY PERFORMANCE

- Integrated Management System meeting requirements of ISO 45001
- Comprehensive WHS management systems
- LTI and TRIFR tracking across construction and operational phases

ENVIRONMENTAL PERFORMANCE & CIRCULARITY

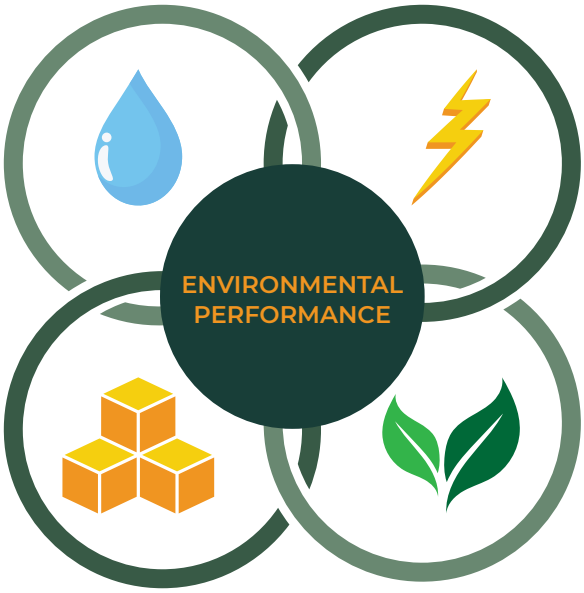
Off-Grid Solutions with Measurable Environmental Benefits.

WATER MANAGEMENT

- 100% water production capability
- 100% sewerage treatment and controlled release
- Closed-loop water recycling systems

CIRCULAR INFRASTRUCTURE

- 25-30 year modular asset lifecycle
- Fully relocatable and expandable village configurations
- Multiple refit and redeployment capability
- Low-impact civil works minimize site disturbance



ENERGY & EMISSIONS

- Off-grid energy generation capability (currently diesel-powered with hybrid/ renewable pathway)
- Reduced worker transport emissions through on-site accommodation
- Lower regional road traffic impact

ENVIRONMENTAL MANAGEMENT

- Integrated Management System meeting requirement of ISO 14001
- Comprehensive waste management protocols
- Ongoing environmental performance monitoring

CORE CAPABILITY: BUILD-OWN-OPERATE

A Fully Integrated, Turnkey Solution That Removes Complexity and Risk.

BUILD

- **Rapid Mobilisation**: 9-month average from signed contract to first heads on beds
- **Fastest Delivery**: 6 months from site mobilisation to operation
- **Scalable Design**: 100-1000+ bed configurations
- **Modular Construction**: Off-grid, relocatable infrastructure
- **Turnkey Delivery**: We manage all design, approvals, and construction

OWN

- **Zero Capital Expenditure Solution**: We fully fund the development
- **Risk Transfer**: Asset ownership and financial risk sit with Base Quadrant
- **Long-Term Asset**: 25-30 year lifecycle with multiple redeployment capability
- **Balance Sheet Strength**: $25 million annual turnover, $20 million Public & Product Liability insurance

OPERATE

- **Complete Hospitality Management**: Catering, cleaning, security, maintenance
- **Facilities Management**: All operational services included
- **Quality Accommodation**: High-standard living experience for workforce
- **Performance Reporting**: Digital booking and operational dashboards (in development)

CAPACITY & SCALE

Proven Delivery Capability with Room to Grow.

CURRENT CAPACITY

328 BEDS

328 beds delivered to date

400 BEDS

400 beds scalable on current site

1000+ BEDS

1000+ bed village designs ready for deployment

DELIVERY PERFORMANCE

100% ON-TIME

100% on-time delivery record

9-12 MONTHS

9-12 months average mobilisation time

6 MONTHS

6 months fastest mobilisation achieved

OPERATIONAL FOOTPRINT

- **Head office**
  Queensland 4014
- **Current operational site**
  Queensland 4655
- **Multi-site capability**
  For simultaneous projects

TRACK RECORD & CASE STUDIES

Trusted by Tier-1 Contractors and Government Partners.

KEY PARTNERS

- John Holland Group - Tier-1 infrastructure contractor
- Downer - Tier-1 infrastructure contractor
- Department of Transport and Main Roads (TMR)
- State Development, Infrastructure & Planning
- Fraser Coast Regional Council

CASE STUDY STRENGTH

- Sirrom Village operational excellence
- Multi-year contract performance
- Regional economic impact demonstration
- Environmental performance validation

PROVEN EXPERIENCE

$5-6 MILLION
Largest contract value delivered

328 BEDS
Total beds delivered (with scalability to 400+)

100% ON-TIME
On-time delivery across all projects

0 CAPITAL
Zero capital requirement from clients

MANAGEMENT SYSTEMS & GOVERNANCE

Internationally Recognized Standards Ensuring Quality, Safety, and Environmental Responsibility.

Quality Management Systems

Environmental Management Systems

Occupational Health & Safety Management Systems

RISK MANAGEMENT

- Comprehensive risk register for each project component
- Financial, project, and operational risk management
- Business continuity planning framework

INSURANCE & FINANCIAL STRENGTH

- Public & Product Liability: **$20,000,000**
- Industrial Special Risks: **$21,000,000**
- Professional Indemnity Design & Construct: (In development)
- Annual turnover band: **$25 million** (2025)

FINANCIAL SYSTEMS

- Xero-based financial management
- Project-specific cost tracking
- Transparent reporting capability

EASY TO DO BUSINESS WITH

One Contract. One Partner. Zero Hassle.

SINGLE POINT OF ACCOUNTABILITY

- All aspects managed under one contract
- Single contact for design, construction, and operations
- Simplified project management for clients

REDUCED ADMINISTRATIVE BURDEN

- We handle all village logistics
- Comprehensive compliance management
- Regular performance reporting
- Digital booking systems (in development)

FLEXIBLE COMMERCIAL MODELS

- Build-Own-Operate primary model
- Scalable pricing based on bed count and duration
- Transparent cost structures
- Long-term partnership approach

RESPONSIVE SERVICE

- Established 2022 with agile decision-making
- Direct access to leadership team
- Rapid mobilisation capability
- Proactive problem-solving culture

GOVERNMENT PROCUREMENT READINESS

PROCUREMENT FRAMEWORK ALIGNMENT

- Capability statement structured as scoring framework
- Auditable metrics across all QPP 2026 pillars
- Measurable outcomes for value assessment
- Evidence-based performance claims

GOVERNMENT EXPERIENCE

- Department of Transport and Main Roads (TMR)
- State Development, Infrastructure & Planning
- Fraser Coast Regional Council
- Tier-1 contractor partnerships on government projects

COMPLIANCE READINESS

- Integrated Management System meeting requirements of ISO 9001, 14001, 45001
- Comprehensive insurance coverage
- Financial stability and transparency
- WHS and environmental management systems
- Facilitation of Licensing and Regulatory approvals

FUTURE-FOCUSED

- Preparing for Procurement Audit Model (PAM) evaluation
- Developing enhanced data capture and reporting systems
- Building evidence base for Gold Star positioning
- Strengthening government infrastructure engagement capability

WHY BASE QUADRANT

01 ZERO CAPITAL MODEL

We fully fund the accommodation, removing the need for client capital investment and de-risking your project budget. This preserves your capital for core project delivery while transferring asset ownership and financial risk to our balance sheet.

02 SINGLE ACCOUNTABLE PARTNER

One contract covers everything from civil works to catering. We are the single point of contact and accountability for the entire accommodation lifecycle, dramatically reducing your administrative burden and project complexity.

03 QPP 2026 ALIGNED OUTCOMES

Our model is built to deliver the measurable, auditable data required by modern government procurement frameworks. We don't just claim value—we prove it with metrics across all five QPP pillars.

04 DE-RISKED PROJECT DELIVERY

By managing all aspects of accommodation, we mitigate risks associated with construction delays, operational issues, and community housing pressure. Our 100% on-time delivery record speaks to our execution capability.

CONTACT DETAILS

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