

# CAPABILITY STATEMENT 2026

**BUILDING TOGETHER....**



**BOTTOM  
UP  
PROJECTS**



# CAPABILITY STATEMENT

# CONTENTS

## BOTTOM UP PROJECTS PTY LTD

COMPANY OVERVIEW	3
FOUNDER & DIRECTOR	4
DIRECTOR REFERENCE	5
OUR TEAM	6
OUR CONSULTANTS	7
OUR SUBCONTRACTORS	8
KEY STRENGTHS	9
INDUSTRIES WE SERVICE	10
HOW WE DO IT	11

## CORE SERVICES

COMMERCIAL & INDUSTRIAL	12
PROJECT MANAGEMENT	13
NEW BUILDS & CONSTRUCTION	14
CIVIL & INFRASTRUCTURE	15
REFURBISHMENT & FITOUT WORKS	16
REMEDIAL BUILDING WORKS	17
DEFECT MANAGEMENT	18
FACILITY SERVICES & MAINTENANCE	19
DEMOLITION & EARTHWORKS	20

## OTHER

QUALITY MANAGEMENT	21
RISK MANAGEMENT & WHS SYSTEMS	22
TESTIMONIALS	23
ISO CERTIFICATION	25
CONTACT US	27



**BOTTOM UP PROJECTS PTY LTD**

# **COMPANY OVERVIEW**

Bottom Up Projects Pty Ltd is a fully licensed and insured construction company specialising in **industrial and commercial fitouts, remedial building works, maintenance services, and defect management**. We deliver high-quality construction solutions across a wide range of sectors including commercial offices, industrial facilities, retail spaces, warehouses, and mixed-use developments.

With a strong focus on **quality workmanship, compliance, and client satisfaction**, our experienced team works collaboratively with property owners, developers, project managers, and facility managers to deliver projects safely, efficiently, and on time.

Our reputation is built on **reliability, attention to detail, and proactive problem-solving**, ensuring every project is completed to the highest industry standards.



**BOTTOM UP PROJECTS PTY LTD**

# **FOUNDER & DIRECTOR**

## **JONATHON GILLIVER**

Our success is driven by a cohesive team of professionals who are passionate about construction excellence.

Led by founder Jonathon Gilliver, our diverse team brings together expertise in architecture, engineering, project management, and skilled Tradesman.

We pride ourselves on our collaborative approach, ensuring each project is executed with precision and innovation.

With over 17 years of dedicated experience in the construction industry, Jonathon Gilliver stands at the helm as a visionary leader committed to safety, quality, and sustainability.

Jonathon's journey is marked by a passion for innovation and excellence, ensuring that every project exceeds the highest industry standards.

We prioritise safety as a non-negotiable cornerstone of operations, implementing rigorous protocols to protect our team and clients.

Our commitment to quality workmanship drives our approach to construction, delivering superior results that exceed expectations.

My approach to sustainability initiatives, integrates eco-friendly practices into our projects to minimise environmental impact and promote a greener future.

Myself & team are excited for what the future will bring for Bottom Up Projects and our clients.

**BOTTOM UP PROJECTS PTY LTD**

# **DIRECTOR REFERENCE**

It is with great confidence that I provide this professional reference for Bottom Up Projects Pty Ltd and its Director, Mr. Jonathon Gilliver.

I have had the privilege of working with Jonathon and the Bottom Up Projects team for more than three years across a range of industrial warehouse facilities throughout Sydney and New South Wales. During this time, I have consistently been impressed by their professionalism, technical proficiency, and commitment to achieving high-quality outcomes on every project.

Jonathon demonstrates exceptional capability in site management, quality assurance, and defects management, with a strong understanding of the specific requirements associated with industrial warehouse developments, including large-scale structural works, complex service integrations, and stringent safety and compliance standards. His proactive approach and meticulous attention to detail ensure that projects are delivered efficiently, safely, and to specification.

Under Jonathon's leadership, Bottom Up Projects has earned a reputation for reliability, integrity, and excellence. He maintains open and effective communication with all project stakeholders, fostering collaborative relationships that drive successful outcomes.

Jonathon's hands-on involvement throughout the construction process reflects his genuine commitment to quality workmanship and client satisfaction.

I have no hesitation in highly recommending Bottom Up Projects Pty Ltd and Jonathon for any future works within the industrial warehouse and commercial construction industry. Their professionalism, technical expertise, and consistent delivery of quality results make them an outstanding choice for any project team.

**Mark Cormack**

**General Manager - Vaughan Constructions Pty Ltd**

**BOTTOM UP PROJECTS PTY LTD**

# **OUR TEAM**



## **STAFF**

We are proud to boast an exceptional team of dedicated professionals who embody our commitment to excellence in construction.

From skilled Tradesman to meticulous project managers, each member of our staff brings a unique blend of expertise and passion to our projects.

Our team's collective experience spans diverse specialties within the construction industry, ensuring that we can handle every aspect of a project with precision and proficiency.

Beyond technical skills, our staff are known for their collaborative spirit, proactive problem-solving, and unwavering dedication to client satisfaction.

**BOTTOM UP PROJECTS PTY LTD**

# **OUR CONSULTANTS**

## **CONSULTANTS**

We pride ourselves on offering a comprehensive range of construction services in collaboration with top-tier consultants.

Our team works closely with architects, structural/civil and hydraulic engineers, surveyors, interior designers, and stylists to deliver tailored solutions across all our projects.

Together, we ensure every project meets the highest standards of functionality, aesthetics, and sustainability.

From initial concept to final execution, our collaborative approach integrates diverse expertise to optimise design, maximize efficiency, and enhance project outcomes.



**BOTTOM UP PROJECTS PTY LTD**

# **OUR SUBCONTRACTORS**

## **SUBCONTRACTORS & SUPPLIERS**

We pride ourselves on delivering excellence through our meticulous selection of subcontractors, suppliers, and materials.

We partner exclusively with top-tier subcontractors renowned for their expertise and commitment, ensuring that every aspect of our projects are handled with precision and care.

Our trusted suppliers provide us with premium materials known for their quality and durability, enabling us to create spaces that not only meet but exceed our clients' expectations.

By maintaining rigorous standards and fostering strong relationships with our partners, we guarantee that each construction projects is executed with the highest level of professionalism.



**BOTTOM UP PROJECTS PTY LTD**

# **KEY STRENGTHS**



- Fully licensed and insured builder
- Strong experience across industrial and commercial sectors
- Proven ability to manage live environments and operational facilities
- Skilled network of qualified subcontractors and trades
- Commitment to quality, safety, and compliance
- Responsive and reliable project delivery

**BOTTOM UP PROJECTS PTY LTD**

# **INDUSTRIES WE SERVICE**



- Commercial offices
- Industrial & warehouse facilities
- Retail & hospitality
- Property & facilities management
- Strata and building management
- Government and institutional assets



WHAT WE DO

# HOW WE DO IT



- We believe in delivering construction excellence through the integration of market-leading management software and a commitment to transparency at every stage of our projects.
- We streamline project management, scheduling, and communication to ensure efficiency and accountability.
- Transparency is fundamental to our approach; we prioritise open communication, detailed reporting, and client involvement from initial planning to final completion.



Project ID: 01234

Task	Resource	Project	View
Project Initiation	100%		
Create Project Charter	100%		
SDP (SDP GO)	100%		
Project Planning	100%		
WBS	100%		
Resources	80%		
Schedule	80%		
Costs	70%		
Planning finished	0%		
Project Execution	22%		
Subtask 1	90%		
Planning	100%		
Execution	80%		
Subtask 2	0%		
Planning	0%		
Execution	0%		
Deliverables	0%		
Project closing	0%		
General deliverables	0%		

CORE SERVICES

# COMMERCIAL & INDUSTRIAL



**We provide complete fitout solutions tailored to operational and functional requirements.**

Services include:

- Office and workplace fitouts
- Warehouse and industrial facility fitouts
- Retail and commercial interior construction
- Base building upgrades
- Partitioning, ceilings, and finishes
- Joinery, fixtures, and services coordination
- Bollards, wheel stops, speed bumps, downpipe protection, bicycle racks, armco barriers, handrails

## CORE SERVICES

# PROJECT MANAGEMENT

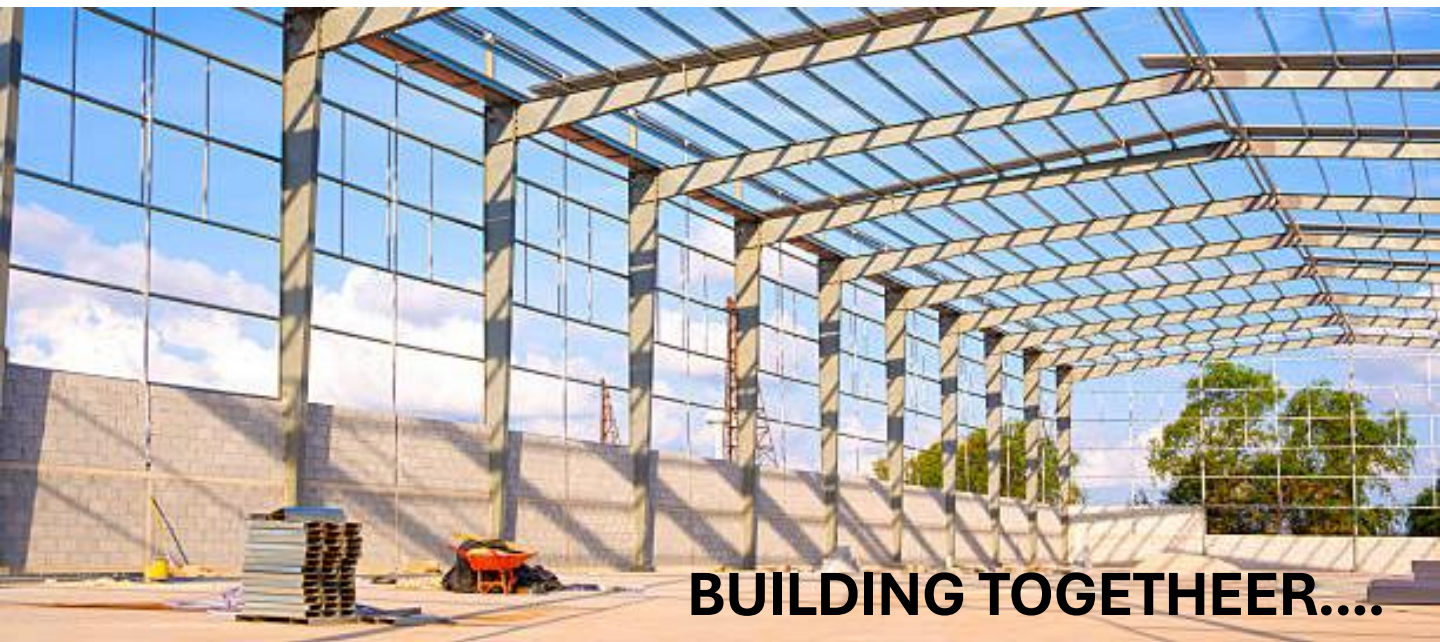


**BUILDING TOGETHER....**

- We deliver comprehensive project management, quality management, and defects management services across commercial, and industrial developments.
- With a strong commitment to excellence and compliance with ISO standards, we ensure every project is delivered with precision, transparency, and accountability.
- Our structured approach covers the full project lifecycle — from planning and execution to handover — with a focus on minimising risk, maintaining quality, and driving efficiency.
- Through rigorous quality control processes and proactive defects management, we ensure all work meets the highest standards and is completed right the first time. Backed by advanced project management software, we provide detailed reporting and clear communication at every stage, ensuring confidence and peace of mind for our clients.

## CORE SERVICES

# NEW BUILDS & CONSTRUCTION



**BUILDING TOGETHER....**

We deliver comprehensive new build solutions tailored to the commercial and industrial sectors, providing a seamless, end-to-end construction service. From initial site preparation and groundwork through to final handover, our team manages every stage of the construction lifecycle with precision and accountability.

Our approach prioritises structural integrity, compliance, and long-term performance, ensuring each project is built to the highest standards. We work closely with clients, consultants, and stakeholders to coordinate timelines, manage risks, and maintain strict quality control throughout the build. The result is a durable, functional, and efficient asset designed to meet operational demands and stand the test of time.

- Commercial Developments
- Industrial Warehousing
- Structural Steel & Concrete
- Architectural Construction
- Turnkey Project Delivery

## CORE SERVICES

# CIVIL & INFRASTRUCTURE



- Major Earthworks & Site Preparation: Precision grading, excavation, and bulk earthmoving for commercial and industrial developments.
- Road & Transport Infrastructure: Construction and rehabilitation of roads & carparks using durable, high-spec materials.
- Utility & Pipeline Networks: End-to-end installation of water, sewage, and telecommunications systems with a focus on long-term reliability.
- Structural Concrete Works: Expert delivery of reinforced concrete structures, retaining walls, and complex drainage systems.

INDUSTRIAL & COMMERCIAL

# REFURBISHMENT & FITOUT WORKS

- We continue to deliver exceptional industrial renovations and fit-out works across Sydney.
- With a deep understanding of industrial spaces and their unique requirements, we have successfully transformed numerous facilities to meet modern operational needs while enhancing efficiency and functionality.
- Whether it's renovating existing industrial structures to optimise workflow and safety standards or executing comprehensive fit-outs that integrate cutting-edge technology and sustainable practices, our experienced team ensures meticulous planning, seamless execution, and superior craftsmanship



## CORE SERVICES

# REMEDIAL BUILDING WORKS

Our team specialises in identifying and rectifying structural and building defects to extend the lifespan and performance of assets.

Services include:

- Structural rectification works
- Concrete and façade repairs
- Waterproofing remediation
- Building code compliance works
- External envelope repairs
- Facility Maintenance & repairs

**Whether it's safeguarding interiors against moisture and water ingress, fortifying exteriors to withstand weather elements, or ensuring below-ground areas remain dry and secure, our knowledgeable team combines expertise with meticulous attention to detail.**



## CORE SERVICES

# DEFECT MANAGEMENT



**We support developers, builders, and property managers with comprehensive defect rectification and close-out services.**

Services include:

- New build head contractor Defect management
- End-of-project defect rectification
- Warranty period maintenance
- Detailed defect inspections and reporting
- Coordination with consultants and subcontractors
- Efficient defect close-out programs



CORE SERVICES

# FACILITY SERVICES & MAINTENANCE



We take pride in industrial and commercial facility maintenance, delivering reliable, efficient, and tailored services to meet the specific needs of each site.

Our experienced team handles everything from routine maintenance to complex system management, ensuring minimal downtime and maximum performance.

We provide detailed reporting on every job, giving you full visibility and accountability. Using leading facility management software, we ensure all work is tracked, scheduled, and completed to the highest standards of safety and compliance.



## CORE SERVICES

# DEMOLITION & EARTHWORKS

**We are a diverse company with experience in Demolition & Earthworks projects.**

Services include:

- Internal strip-outs
- Structural Demolition
- Waste Disposal & Recycling
- Bulk Earthworks
- Detailed Earthworks
- Screw Piling
- Bored Piers
- Haulage



MARKET LEADING SOFTWARE

# QUALITY MANAGEMENT



 buildpass

 connecteam

 SIMPEL

 HubSpot

 OmTrak

 PROCORE

 BUILDXACT

 aconex

INDUSTRIAL & COMMERCIAL

# RISK MANAGEMENT & WHS SYSTEMS

## Health, Safety & Compliance

Safety is a core priority across all projects. We maintain strict compliance with **Work Health & Safety (WHS) regulations**, ensuring safe work practices for our team, subcontractors, and clients.



Our systems include:

- Site-specific Safe Work Method Statements (SWMS)
- Risk assessments and safety management plans
- Compliance with Australian building codes and standards
- Ongoing safety training and supervision



## OUR COMMITMENT

*Each project is tailored to suit our clients individual needs and we commit to providing a Safe Workplace without compromising quality*



### SAFETY

*Committed to always keeping our staff, clients & community safe*



### QUALITY

*Committed to always exceeding Australian Standards & BCA codes of practice*



### ENVIRONMENT

*Committed to always minimizing our Environmental footprint*

WHAT OUR CLIENTS HAVE TO SAY

# TESTIMONIALS

*I highly recommend Bottom Up Projects for any construction work*

*Throughout our project, they demonstrated **exceptional professionalism** and reliability, listened carefully to our requirements and clearly articulated how they would meet them.*

*Pricing was fair and transparent, with no unexpected changes, quick turnaround time, **skilled team**, and valuable design options added immense value to the project.*

*The **quality** of work was outstanding, with a durable, high-quality finish that gave me great peace of mind. Most impressively, he is running on time as promised, showing **excellent planning** and execution.*

*One of the key highlights was his **consistent communication**. He kept me informed about the financial progress, the daily work schedule, and upcoming tasks, making it easy for me to plan my day while ensuring the project aligned perfectly with our needs. He was always available to answer any questions, which made the entire process smooth and stress-free.*

*(Easwaran Ramalingam)*



WHAT OUR CLIENTS HAVE TO SAY

# TESTIMONIALS



*We recently had the pleasure of working with Bottom Up Projects Pty Ltd on a significant project. Their **expertise** in the construction industry proved truly impressive.*

*Bottom Up Projects transformed our space, seamlessly blending modern design with the existing features. The **attention to detail** was exceptional, and the **quality** of workmanship exceeded our expectations.*

*In particular, we'd like to acknowledge Jonathon Gilliver, who led the team with **professionalism and dedication**. His commitment to ensuring every aspect of the project was executed flawlessly was evident throughout the process.*

*We highly recommend Bottom Up Projects for any construction needs.  
(Rachel & Liam Maher)*

**BOTTOM UP PROJECTS PTY LTD**

# **ISO CERTIFICATION**

We are committed to maintaining the highest standards of project delivery through strict adherence to ISO certification requirements and current legislative and regulatory compliance.

Our project management, quality management, and defects management services for residential, commercial, and industrial projects are built around internationally recognised standards, including ISO 9001 (Quality Management), ISO 45001 (Occupational Health & Safety), and ISO 14001 (Environmental Management).

We implement comprehensive and up-to-date management systems and site-specific plans to ensure safety, quality, and environmental responsibilities are met and exceeded at every stage.

By integrating these standards into our operations, we deliver structured, compliant, and efficient outcomes backed by detailed reporting, transparent communication, and a proactive approach to risk and defect management.

Bottom Up Projects has applied for and is currently process of obtaining our formal ISO Accreditation for:

**ISO 9001: Quality Management Systems**

**ISO 14001: Environmental Management Systems**

**ISO 45001: Occupational Health & Safety Management Systems**



# Acknowledgement of Application

This may be used as  
evidence of the commitment of

**Bottom Up Projects Pty Limited**  
ABN 58 679 003 171

having applied for

**ISO 9001 Quality  
ISO 14001 Environmental  
ISO 45001 Occupational Health & Safety  
Management Systems  
Certification**

**Date Applied: 28/08/2025**

**Rathin Grover**  
President, Business Assurance

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**BUILDING TOGETHER....**

# **CONTACT US**

Bottom Up Projects is eager to collaborate with you.

We focus on all the diverse areas that Sydney has to offer, as well as the vibrant communities of the Central and South Coast and as far South West as the Riverina.

Get in touch today and explore how we can build a successful long-lasting partnership together that makes a difference!

**We're excited to hear from you!**

## **HEAD OFFICE**

Sydney NSW

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## **REGIONAL OFFICE**

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**BOTTOM  
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