

NHFIC Professional Advisory Services (Panel Member) page 1

Applicant's name:	Bluebird Property Partners
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Contact:	Ms Riye Arai-Coupe (Founder), +61 422 684 454, riye@bluebirdproperty.com.au
Business status	<input type="checkbox"/> Individual consultant <input checked="" type="checkbox"/> Consultancy firm <input type="checkbox"/> Association/group of individual consultants

Summary

Bluebird is a reputable firm based in South East Queensland, specialising in bespoke services in Strategic & Development Advisory, Development Management, and Project Management. The team at Bluebird draws on decades of experience collaborating with leading developers, governments, not-for-profit organisations and property experts across Australia.

The Bluebird approach is centred on end-to-end development strategy, meaningful stakeholder management, community engagement, site optimisation, and design and market-driven solutions. Our client-centric model empowers asset owners and developers to navigate critical planning and project phases with confidence and agility.

Comprising a team of skilled property and construction professionals, Bluebird delivers tailored solutions for various asset classes in challenging economic environments. Our formal advisory board brings specialist expertise in industry and government partnerships, property strategy, deal structuring, and business operations.

With a proven track record of working with renowned Tier 1 Developers, such as Brisbane Housing Company, QIC, National Affordable Housing Consortium, Uniting Care and others, Bluebird has successfully handled diverse projects ranging from small-scale developments to large-scale ventures with project values up to \$4 billion.

At Bluebird, we pride ourselves on our commitment to excellence in every project. Our team's expertise in property economics, financial modelling, valuation, architecture, project management, and construction ensures comprehensive and personalised solutions for our clients.

Collaboration lies at the core of our approach, fostering strong relationships with our clients and project teams, leading to efficient communication and streamlined project delivery. With an extensive network of skilled professionals, we curate dedicated teams for each project, ensuring success from inception to completion.

Sector knowledge

Bluebird's sector knowledge spans various domains, and we are equipped to tackle complex proposals and deliver exceptional outcomes. Our key advisory, development, and project management services include:

1. Financial Modelling, Development Strategy, Development Project Brief, and Development Programme
2. Risk Management and Mitigation Strategy
3. Recommendations on Project Delivery and Joint Development (as applicable)
4. Delivery and Execution Strategies, including Joint Venture Development Arrangements
5. Achieving Challenge-Free Planning Approvals
6. Design and Project Management, and Superintendent Services
7. Advising and Negotiating Appointment of Professional Team of Consultants
8. Leading and Coordinating Professional Consultant Team and Budgets
9. Reviewing Specifications, Designs, and Drawings
10. Liaising with Relevant Third Parties
11. Advising on Optimal Procurement Route
12. Leading and Coordinating Builder Tender Process
13. Advising and Negotiating Building Contract
14. Managing and Administering Building Contract
15. Overseeing Builder and construction compliance and handover

16. Compiling PR & Stakeholder Engagement Strategy
17. Managing Financial Models and Feasibility Administration
18. Advising on Long-term Value Optimisation Strategies
19. Assisting in Drafting, Negotiating, and Executing Legal Agreements and Funding Applications
20. Monitoring, Coordinating, and Administering Third-Party Services

With our vast experience and diverse expertise, Bluebird continues to be a trusted partner in the development industry.

Our qualifications and track record can be experienced at www.bluebirdproperty.com.au

Skills	Offered?	Demonstrated qualifications, consultancy skills and consulting track record
Finance	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>Bluebird excels in finance and property development consultancy, showcasing a proven track record in Financial Modelling, Feasibility Assessments, Capital & Development Partnerships, Joint Ventures, Deal Structuring, Project Funding, and more. Our expertise in financial modeling, risk management, and project delivery has led to many successful engagements with developers and not-for-profit organisations.</p>
Business planning	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>Bluebird excels in Business Planning, with a proven track record and demonstrated experience. Our expertise spans Strategic & Development Advisory, Project Strategy, Acquisitions & Disposals, Portfolio Review & Management, Feasibility Studies, Due Diligence Assessments, Stakeholder Engagement, DA Strategy, and more. Notably, we have successfully completed business cases for esteemed clients, including Sekisui House and Uniting Care Australia. Our tailored solutions optimise strategic and development initiatives, ensuring well-informed decision-making for property transactions.</p> <p>At Bluebird, our proficiency in conducting business cases, feasibility studies and due diligence assessments empowers us to guide clients through property acquisitions and disposals with confidence. Engaging in meaningful stakeholder interactions and employing effective development strategies, we foster enduring relationships and deliver project success from inception to completion.</p>
Property development	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>With a proven track record and demonstrated qualifications, our expertise in Property Development encompasses an array of services, including Development Management, Project Visioning, Feasibility & Cash Flow Management, Project Value Optimisation, Stakeholder Management, Approvals, Sales & Marketing, and more.</p>
Risk management	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>In our domain of expertise, Risk Management stands out with a proven ability to identify and navigate potential risks across diverse projects. A dedication to comprehensive risk assessment is central to our approach, empowering us to proactively address challenges throughout project execution. Through precise risk identification and meticulous contingency planning, we safeguard our clients' investments, ensuring smooth project progress.</p> <p>Our pride lies in deploying effective risk mitigation strategies and maintaining a proactive stance in managing uncertainties. This provides our clients with a sense of security throughout their development journey.</p>

Geography	ACT	NSW	NT	Qld.	SA	Tas.	Vic.	WA
Office?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Worked in?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Future work in?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>