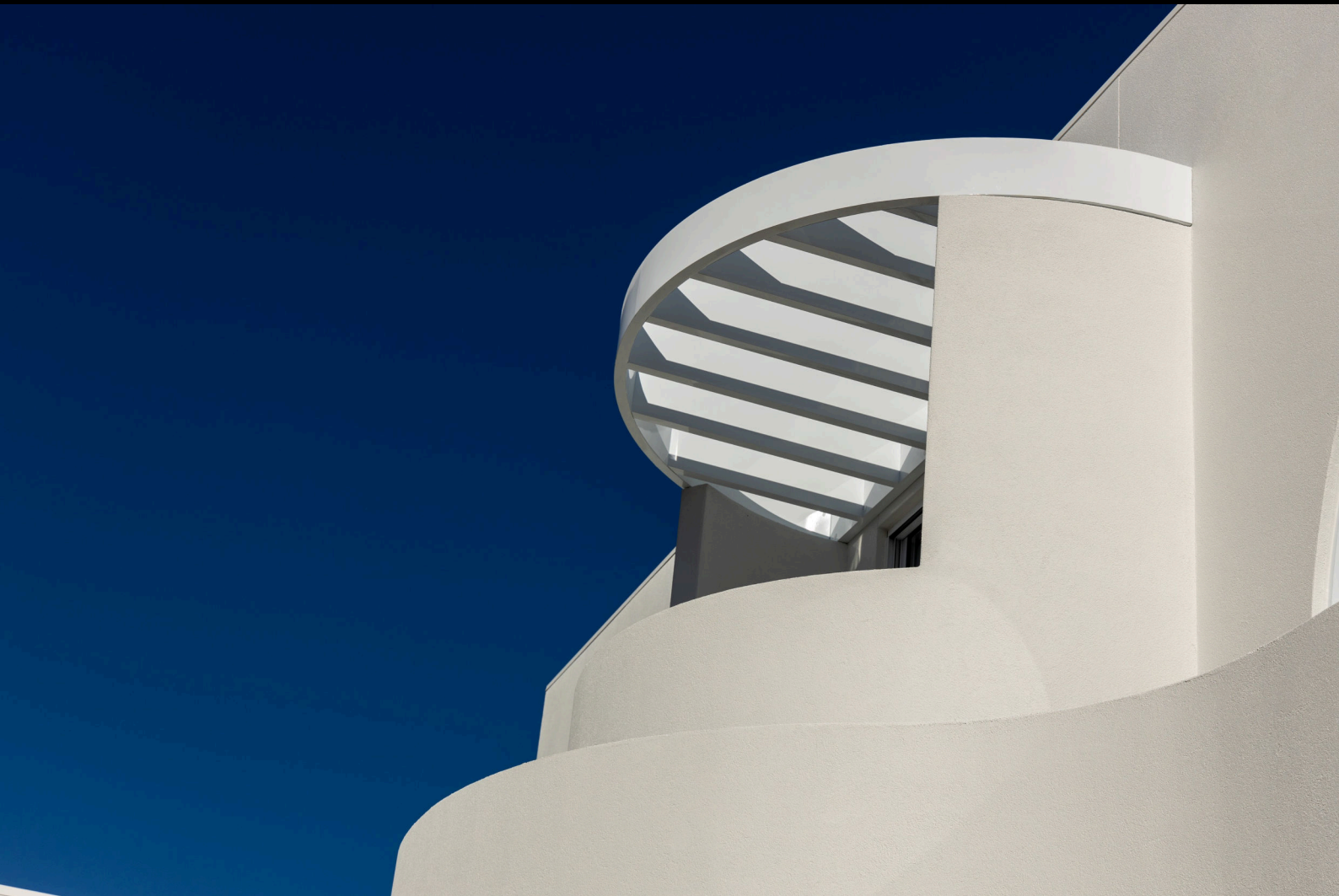


LUMA



CAPABILITY STATEMENT

LUOMA is a construction and development partner specialising in high-end residential and multi-residential projects across QLD and NSW.

We operate at the intersection of strategy, design, and delivery, providing clients with a fully integrated approach from early-stage feasibility through to project completion.

Our focus is simple: Deliver architecturally driven, commercially optimised projects with precision, speed, and uncompromising quality.

PROJECT SECTORS

Luxury Residential

- Architecturally designed custom homes
- Coastal and high-spec residential builds
- Complex sites and bespoke detailing

Multi-Residential

- Duplexes and dual occupancies
- Townhouse developments
- Low to mid-rise apartment projects

WHAT WE DO

We provide end-to-end project involvement, ensuring alignment between design intent, commercial outcomes, and build execution.

Development & Advisory

- Site acquisition support and feasibility analysis
- Project structuring and delivery strategy
- Design development coordination (DA through to IFC)
- Cost planning and financial optimisation
- Risk identification and mitigation

Construction Delivery

- Luxury residential homes
- Multi-residential developments (duplexes, townhouses, apartments)
- Design and construct (D&C) delivery models
- Fixed-price and negotiated contracts
- Program optimisation and accelerated delivery

Project Leadership

- Full lifecycle project management
- Consultant coordination (architects, engineers, planners)
- Procurement strategy and trade engagement
- Quality assurance systems and defect minimisation
- Budget control and reporting

OUR DIFFERENCE

- 1. Builder + Strategist, Not Just a Contractor.**
 We engage upstream – shaping projects before they become expensive problems. Our involvement improves feasibility, reduces risk, and aligns outcomes from day one..
- 2. Commercially Driven Decision Making**
 Every decision is tested against cost, program, and return. We don't just build, we optimise.
- 3. High-End Execution Capability**
 We deliver architecturally complex, high-spec projects where detail matters and tolerance for error is low.
- 4. Integrated Delivery Model**
 From concept through to completion, we remove the disconnect between design, cost, and construction, the biggest failure point in most projects.
- 5. Speed Without Compromise**
 Through planning, sequencing, and modern construction methodologies, we compress timelines while maintaining quality.

WHO WE WORK WITH



Private Developers



High-Net-Worth
Clients



Architects &
Designers



Investment Groups
& Equity Partners

END-TO-END CAPABILITY

Luoma provides full lifecycle involvement:

01

Feasibility & Planning

- Site assessment
- Yield optimisation
- Cost benchmarking
- Risk mapping

03

Pre-Construction

- Detailed cost planning
- Procurement and trade packaging
- Program development

05

Completion & Handover

- Defect management
- Practical completion
- Project closeout and reporting

02

Design & Approvals

- Consultant engagement and coordination
- DA strategy and submission support
- Value engineering without compromising design intent

04

Construction

- Site management and delivery
- Quality control systems
- Budget and timeline management

END-TO-END CAPABILITY

Luoma is not a volume builder.

We are a project partner brought in when:

- Design matters
- Time matters
- Money matters
- And failure isn't an option

GEOGRAPHIC COVERAGE

SEQLD & Northern NSW

(Gympie to Byron Bay,
west to Toowoomba)

CONTACT US

info@luoma.com.au

0415 496 770

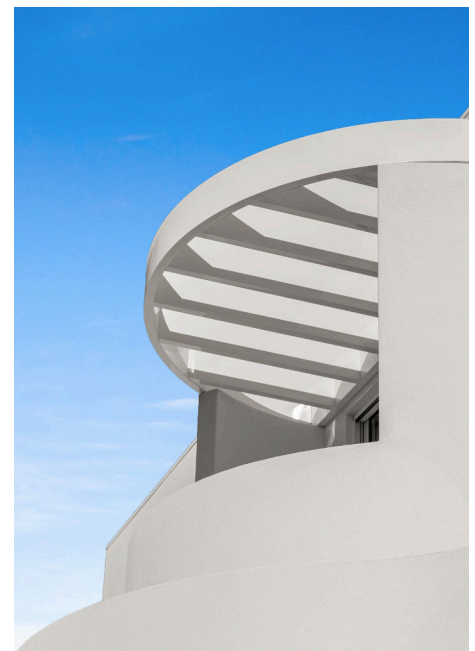
1/2216 Gold Coast

Highway

Mermaid Beach, QLD

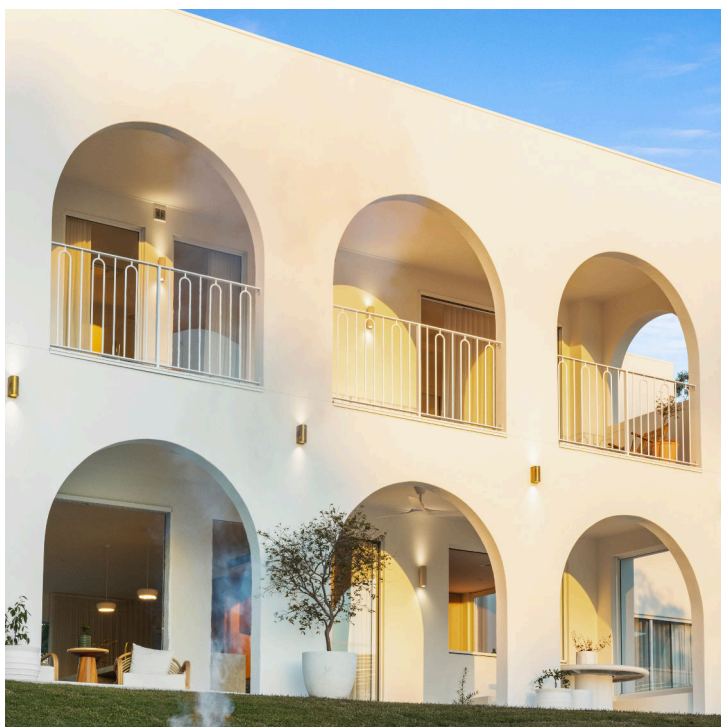
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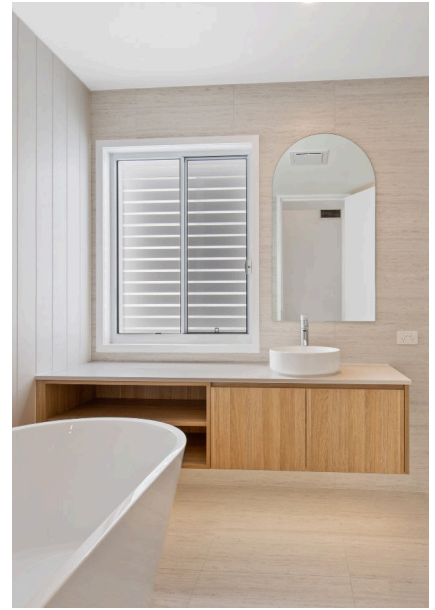
www.luoma.com.au



LUXURY HOME - CASA OLEA

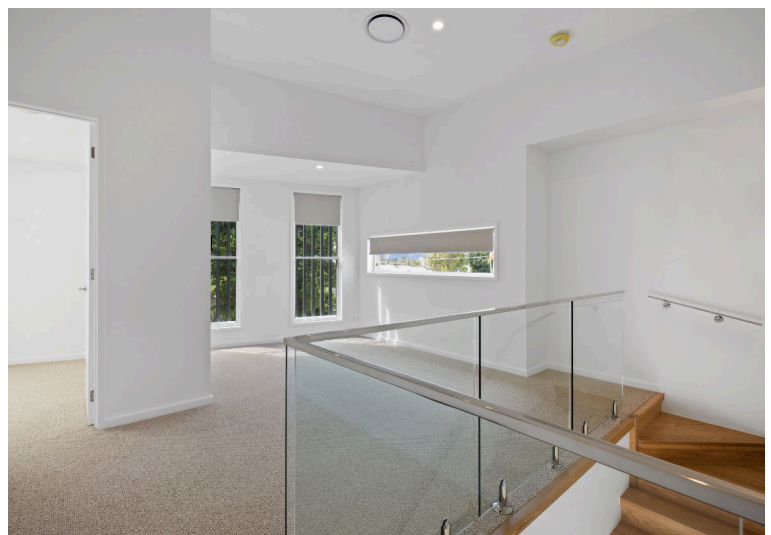
Moroccan Mediterranean style
5-bedroom, 4-bathroom luxury living
on the Gold Coast. This property was a
complete refurbishment giving a more
modern coastal feel.

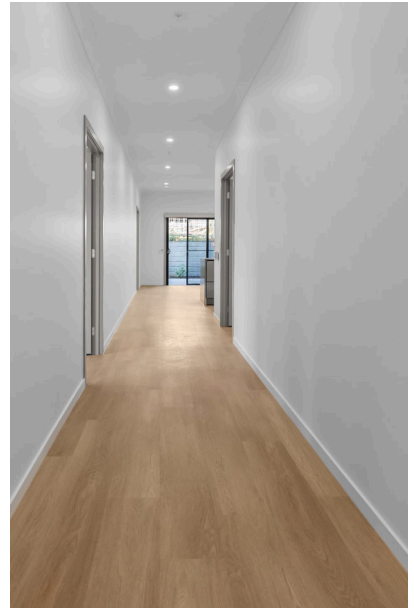




TRIPLEX - MERMAID WATERS

Large modern contemporary triplex townhouses designed with a strong coastal / Hampton's influence targeting a knock down and rebuild infill site.





GILSTON - SDA HOME

Large 4-bedroom house designed to HPS Design Category.

Open plan lounge dining with additional living space.

