

ADRAS Property Overview



Adras Property Pty Ltd is a WA owned company that specialises in land and property development. Our companies activities began in 1995 and have included regional land subdivisions, inner city - high density projects, asset rationalisation and redevelopment ventures across Western Australia.

The principal partners of Adras Property are Adam Roebuck and Antonio Sita. Our backgrounds include accounting, property and development, communications, design and law. Together we are able to provide a well rounded approach to all projects we undertake which together with our team of Town Planners, Valuers, Lawyers, Architects and Engineers, has given us a healthy reputation in the marketplace.

Our formula for success has been very simple - Surround yourself with passionate and enthusiastic people who feel strongly about doing things differently and be more effective and efficient than anyone else. Our attitude towards work and life has always been - keep it simple, keep it focused and always be open to new ideas.



Ariel View of Sunset Beach Estate in Geraldton



ADRAS HOUSE
40 RUTH STREET
PERTH - WESTERN AUSTRALIA 6000
 Tel : 08 9227 9232
 Fax : 08 9200 5602
www.adrasproperty.com.au
info@adrasproperty.com.au

Parkview Apartments, East Perth - completed in 1995

As an introduction to our capabilities, we have selected a list of projects for your reference.

More extensive information on our activities can be viewed at www.adrasproperty.com.au.

<u>Value</u>	<u>Project</u>	<u>Region</u>	<u>Area</u>	
\$15M	Name Withheld	Kununurra		Portfolio rationalisation project
\$55M	Name Withheld	Mid West		Portfolio rationalisation project
\$22M	Name Withheld	Broome		Portfolio rationalisation project
\$120M	Sunset Beach Estate	Geraldton	80 ha	1200 Lot ocean side master planned community
\$15M	Acacia Gardens	Geraldton	15 ha	150 Lot residential subdivision
\$15M	Beaconsfield Estate	Geraldton	100 ha	350 Lot residential subdivision
\$180M	Kalbarri Vision	Kalbarri	1400 ha	500 Lot town site expansion, commercial, resort and residential
\$110M	Name Withheld	Coastal South West	500 ha	5000 Lot town site expansion, commercial and residential
\$50M	Albany Green	Albany	600 ha	Staged semi rural subdivision and wetlands
\$25M	Esperance Grouped Housing	Esperance	10 ha	Staged infill development of group housing and residential subdivision
\$8M	Old Boans Warehouse	East Perth	2 ha	Residential heritage redevelopment project
\$5M	Fitzgerald Hotel	Northbridge	1 ha	Commercial heritage redevelopment project
\$100M	St James Estate	Northbridge	2 ha	Residential, Commercial, Hotel high density project
\$275M	Stirling-Harvey Redevelopment Scheme	Harvey	2400 ha	Land acquisition, rezoning, subdivision and asset rationalisation
\$6M	Normanby Waters	Inglewood	4 ha	Sustainable, residential subdivision & wetlands
\$120M	Oxford Business Park	Leederville	5 ha	Master planned commercial redevelopment



Public Open Space in land subdivision located in Mid-West Region - completed 2010

During our history, Adras Property has developed expertise in a number of areas and received industry awards and recognition for our projects. We have coordinated and been instrumental in transacting property sales of several hundred million dollars and managed a portfolio of properties totalling \$1.4B. Our industry expertise and strength are in the following areas.

**DUE DILIGENCE INVESTIGATIONS
ACQUISITION & DISPOSAL
COMPLETE PROJECT MANAGEMENT
PROJECT PARTNERSHIPS and
ASSET RATIONALISATION**

Adras Property holds strategic alliances with multiple State, National and International specialists, including valuers, civil and environmental engineers, surveyors, town planners, designers, architects and agents. These alliances enable us to find solutions to all land and property issues. We are also well aligned & understand the expectations of Government when it relates to property matters.

Property Development

Adras Property has experience in all facets of land and property development, including concept, definition, feasibility, implementation and delivery. We undertake these tasks independently, in joint venture with others, as project managers and in a consultative capacity.

Sustainable Development

Adras Property has a commitment to ensuring that the projects it is involved in, demonstrate principals of sustainability, as our experiences have shown us repeatedly that if a project does not genuinely demonstrate these principals, it is unlikely to receive timely statutory approvals and market acceptance.

Land Encumbrances

In Australia, there are multiple and complex layers at play to realize a successful development, including community values; Local, State and Federal regulations, by-laws and legislation; as well as review processes that control and dictate who, when and where land can be developed. Adras Property has extensive experience in these areas and understands the complex processes required to navigate ones way through the many areas of land encumbrances. We have experience in the following:

**INDIGENOUS ISSUES
COMMUNITY VALUES
HYDROLOGICAL
CULTURAL HERITAGE
DUE DILIGENCE**

**ENVIRONMENTAL
COMMUNITY CONSULTATION
GEOLOGICAL
ARCHAEOLOGICAL
STATUTORY PROCESSES**



above: Public Open Space at Kalbarri - completed 2007



Housing at Sunset Beach Estate
Geraldton - current and on-going



Land sub-division project
Inglewood - completed 2003