



HOUSING

Delivering quality multi-residential and affordable housing outcomes

Whether it's to provide staff housing, social housing or perhaps to develop a residential community, there's far more to achieving a successful housing outcome than meets the eye. Dealing with buyers and sellers, property agents, lawyers, town planners, architects, local authorities and civil and construction contractors can be a real challenge.

For large-scale housing programs, managing aspects such as approvals, staging, cash flows, communication strategies and stakeholder expectations, including political expectations, provide added layers of complexity.

WHAT WE DO

Ranbury is a Queensland based project management consultant and development management company with an enormous wealth of knowledge, experience and skills across a broad range of industries. Ranbury's award winning team has extensive experience encompassing a wide range of disciplines including property acquisition and disposal, valuation, commercial and technical due diligence, development management, construction management, town planning, architecture, and business management.

With extensive involvement in public and private sector housing projects in major population centres as well as the most remote communities, our people can help to make your project a success.

CLIENTS

Ranbury has successfully delivered a number of housing development sites and construction projects in recent years, and our people have extensive experience in the development and management of staff and public housing programs and projects from site selection to handover. Satisfied clients include:

- **Department of Communities (formerly Department of Housing).** Because of its detailed understanding of social housing delivery, Ranbury was chosen to represent the Department of Communities in the development of the nation building housing stimulus program, funded by the Commonwealth of Australia.
- **Janfair.** Ranbury was selected by this offshore client to manage every facet of its 110 unit, \$80m Stillwater development at Hope Island, from initial concept approval through to managing the end sales process, and finally to chairing the body corporate for the facility.
- **QR Limited.** On behalf of QR, Ranbury is overseeing the \$200m redevelopment of its Townsville north yard into an inner city residential (460 residential apartments) and commercial hub. Significant political, heritage and contamination issues add considerably to the complexities of this project, in particular to the requirement for effective stakeholder management.
- **Buldev Development (Qld).** This development company engaged Ranbury on significant residential projects throughout Queensland, in particular as development managers and project managers during the estate construction stages.

SERVICES

Projects can range significantly in terms of size, location, timing, complexity and the like, and not all require the full range of Ranbury's services. **We ensure that our scope of work is specifically tailored to meet each client's particular needs.**

Some of the deliverables we often provide or co-ordinate are:

Requirement	Common deliverables
Project brief	A concise summary of your requirements, including underlying assumptions and drivers, timing and budget
Site selection	Development and investigation of options including location, price, value, services, encumbrances and constraints
Acquisition	Negotiations to purchase Preparation of legal documentation, including development of specific client conditions Management of all elements necessary to effect settlement
Design	Engagement of civil and / or architectural design team Optional concept designs and costing Client approved design development Formal costing
Documentation and tender	Architectural and / or specialist consultants' design documentation Building approval Preparation of developed design drawings and client specifications Tender invitation Negotiation and appointment of preferred contractor
Construction	Supervision of contractor Management of progress payments, variations and extension of time claims Defects inspection and rectification Preparation of handover package (warrants etc)
Sales and marketing	Sales of end product
Management	Property management Body corporate management
Reporting / stakeholder management	Preparation of stakeholder brief (identification, requirements etc) Development of communication protocols, including client and stakeholder reporting framework Program / project reporting as determined

The negotiation of 'third party' acquisitions or disposals on behalf of a client, and potentially even looking for a site, requires licensing as a real estate agent under the Property Agents and Motor Dealers Act.

As the holder of such a licence Ranbury can provide its clients with the added comfort of a fully compliant service, ensuring your project can withstand any scrutiny.

CONTACT DETAILS

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