



PROPERTY SERVICES

Delivering your business objectives through effective property solutions

Property continues to be a key element in the effective delivery of strategic plans for business and government. The increasing emphasis on infrastructure projects has highlighted the important role that property (and related matters) have on the successful delivery of project outcomes. Whether it be the acquisition process for a transport / infrastructure corridor, or the use of property as an asset to assist in the delivery of capital works solutions - property is increasingly becoming an important and strategic element in achieving an organisation's goals.

For many years, Ranbury has delivered property solutions on major infrastructure and construction projects. Our property service is underpinned by resource depth and multi-disciplinary skills where we have expertise in property law, real estate, development management, and town and master planning. We take an active approach in delivering successful property outcomes for our clients.

Property matters often tend to cut across and impact on many areas of government, requiring complex stakeholder engagement and approvals processes. Organising, coordinating and managing this maze requires the skill and experience of expert project managers.

CHALLENGES

- Identifying opportunities to use property as a vehicle to deliver greater project value
- Utilising strategies to leverage value from property to fund community infrastructure
- Managing property matters for infrastructure projects
- Understanding the government probity and procurement processes
- Understanding and resolving unique building requirements over transport corridors
- Matching property arrangements to complex infrastructure and operational issues
- Understanding the drivers for private sector developers
- Dealing with complex titling and land tenure issues
- Navigating through complex stakeholder management processes

WHAT WE DO

Ranbury brings a strategic and disciplined approach to the management of property and developments. Property projects often require a mixture of professionals including surveyors, valuers, lawyers etc. – we specialise in bringing these teams together and managing them in an effective manner to deliver clearly identified project objectives.

We also specialise in acting for government by providing property solutions to protect infrastructure assets and assisting with the engagement and interface with the private sector including developers.

SOLUTIONS

- Resolution of property issues in and around rail and transport infrastructure
- Management of government EOI's targeted at the development industry
- Negotiation and management of development agreements
- Corporate real estate (CRE) management
- Fit outs
- Subdivisions – residential, commercial, industrial
- Land acquisitions
- Easements to protect infrastructure
- Volumetric subdivision & application to infrastructure
- Management of teams to identify and procure infrastructure corridors
- Management of master planning exercises to influence the form of planning instruments
- Due diligence of properties for purchase / sale – commercial and industrial
- Land disposal – including difficult / contaminated sites
- Negotiation of way leaves
- Office accommodation analysis
- Property asset analysis
- Airspace leases and development arrangements
- Staff housing / accommodation reviews

SERVICES

- Project directorship
- Project management
- Development management
- Programming
- Project feasibility including business cases and financial modelling
- Property services
- Contract administration
- Gateway and peer review
- Advisory services including value and risk management
- Real estate agency services

CLIENT AND PROJECT EXPERIENCE

Land acquisition - Negotiation with land owners in Bowen Hills on behalf of the ULDA for proposed transport infrastructure

Land disposal - Managed disposals of key property assets for QR – Townsville rail yards, Ipswich rail yards, Roma Street rail yards; ENERGEX – West End gas works and DET – off site pre schools

Engagement of developers - Managed EOI processes / development agreements in disposing of / and or leveraging value from government property assets for Ipswich City Council – Ipswich City heart project; QR – Townsville maintenance reserve and Milton air space development; Queensland Health – Sunshine Coast regional health precinct at Maroochydore and Bowen Hills Medi-Hotel and Brisbane City Council – Howard Smith wharves

Planning - managed the development of Nerang TOD structure plan, Bowen Hills precinct plan / TOD Heart, Charlton Wellcamp enterprise area structure plan, Rockhampton whole of region plan, Toowoomba priority infrastructure plan and Townsville planning scheme project management plan

Project feasibility & delivery – provided complete development management service including due diligence investigations, project feasibility to secure funding and project management of the delivery of Icon Place (18 storey CBD office tower, 270 Adelaide St) and Stillwater Hope Island (110 luxury waterfront unit complex).

CONTACT DETAILS

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