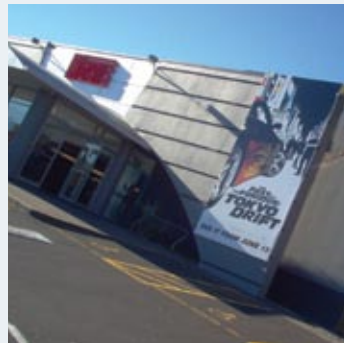
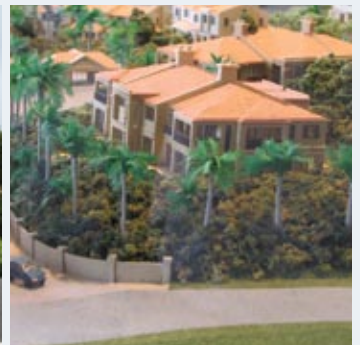
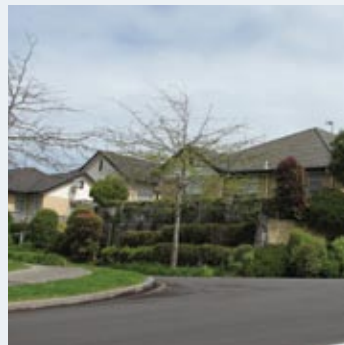


# MILAN

## PROPERTIES

Milan Properties is a privately owned property development and project management company, with experience in all aspects of development and project management, including:  
Land Subdivision, Commercial, Industrial, Residential, Tourism.



**FOUNDING PRINCIPLES.** Our business philosophy is extremely simple, to create environments that maximise amenity and provide a rewarding experience for the end user. The team at Milan feel that it is important to identify key philosophies and principles on which the company was founded.

- Integrity is a primary requirement.
- All actions and operations must be undertaken with trust, honesty, transparency and candour.
- Endeavour to ensure that the aspirations and expectations of customers, key stake holders and investors are exceeded.

# WHAT IS MILAN PROPERTIES?

Whether working on our own developments or projects, or as part of a team acting on behalf of a particular client, we ensure that the same level of professionalism, expertise, reliability and integrity are manifest in all our actions.

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The Milan team can provide a comprehensive package of highly professional services across a broad range of disciplines, which can be tailored to suit individual client needs.

## **The services include:**

- Project viability and feasibility analysis
- Project planning
- Project evaluation and peer review
- Project design
- Risk management
- Value management
- Project and construction award management
- Cost control management and draw down control
- Financing advice and arranging partnerships
- Due diligence advice
- Resource consent management
- Marketing and sales programme management
- Lease and sale negotiations

Specialist teams can be assembled with the required skills and experience to deliver outstanding results.

The company was established in 2000 to utilise the particular skills that the principals of the company have to offer, to undertake property development and project management works not only in the Auckland area, but throughout New Zealand and the Pacific Islands.

The principals of the company, are committed to a philosophy of value

engineering with the aim of optimising resources to derive maximum benefits for all parties with whom we are involved.

Whether working on our own developments or projects, or as part of a team acting on behalf of a particular client, we ensure that the same level of professionalism, expertise, reliability and above all integrity are manifest in all our actions.

We utilise the services of a team of highly respected specialist consultants to ensure that the most innovative and cost effective result is achieved, to the satisfaction of all stake holders.

We are continually seeking to improve our level of service, and specialise in identifying innovative and effective solutions.

We always ask "why", and seek to answer the question, "is there a better way?"

The Milan team can offer simple and understandable strategic advice through to full development services to enable maximum value to be added to individual properties.

Our staff numbers are deliberately kept small to maximise client servicing and external company communications.

We utilise the services of various external Consultants and Specialists throughout the life of a development project, and have established a team of consultants with whom we have developed an excellent and professional relationship. We have found that our projects succeed

as a result of the effective performance of our closely knit team, and because of the professional, honest and effective principles of all team members.

Milan Properties is a property development and project management company, with a reputation for developing quality projects to exacting standards.

## WHAT IS PROJECT MANAGEMENT?

Project management may be defined as the overall planning, control and coordination of a project from inception to completion aimed at meeting a Client's requirements in order that the project will be completed on time, within authorised cost and to the required standards.

The project manager, both acting on behalf of , and representing the Client has the duty of providing a cost effective and independent service correlating, integrating and managing different disciplines and expertise, to satisfy the objectives and provisions of the project brief.

Milan Properties, as project manager, will ensure that the Client's brief, all designs, specifications and relevant information / data are made available to, and are executed as specified with due regard to cost, by the project design team, consultants and contractors to ensure that the Client's objectives are fully met.



# WHAT HAVE WE DONE?

## Point Ridge



**2001 - Present.** Our company is a partner in, and jointly responsible for the development management of, an exclusive 240 unit gated community in Albany. Overall projected cost \$100m. The inspiration for Point Ridge came from two sources; first the centuries old hillside towns of Italy and secondly recent resort-like housing developments such as Noosa Springs in Queensland Australia.

## Rarotonga



We are currently exploring several exciting development opportunities in the tropical island paradise of Rarotonga. Situated to the north east of New Zealand, approximately 3 1/2 hours flying time from Auckland, Rarotonga is the main island of the Cook Island group offering rest, relaxation, tranquillity and unspoiled beauty for travellers of all ages.

## Loft Place Business Park, Kumeu



**2004-2006.**  
12 office / warehouse units. Total cost \$2.5m.

## Double Bay Subdivision, Whangaparaoa



Land subdivision to create 8 exclusive beach side residential sections. Overall cost \$ 2.0m.

## Orewa Beach



**2005 - Present.** 11 exclusive, high quality 2 bedroom apartments, located 50m from the beach to the north of Orewa town centre. Projected completion date December 2008. Overall project cost \$5.25m.

Prior to the establishment of the company, the principals of Milan Properties were involved with several, varied developments and projects including:

We have also recently been engaged by the following clients to provide development and strategic advice on specific projects:

- Crown Relocations NZ: Strategic advice on development options for a new facility in Hamilton, New Zealand.
- Lakes Resort Pauanui: Advise on viability of purchase of golf course, club house and associated development sites.

## Regents Park Retirement Village Stage 1



**1998-2000.** Comprising 30 brick and tile villas. Approx. cost \$6.0m. Joint venture with aged care provider. Responsible for overall development management and control from inception to occupation.

## 18 Barry's Point Road, Takapuna



**1999-2000.** 2 showroom / office / warehouse units totalling approximately 20,000 square feet. Cost \$4.0m.

## Wairau Park Bulk Retail Centre



Development management of a variety of individual projects in the country's first bulk retail centre.

## 45 William Pickering Dr, North Harbour



**1997-1998.** 12,000 square feet of showroom office / warehouse units. Cost \$2.0m.



# MILAN PROPERTIES

## WHAT THE TEAM AT MILAN CAN OFFER YOU

- Reputation for integrity
- Proven record for project delivery on time, budget and to required standard.
- Professional, ethical approach to all activities undertaken, with transparency in all our actions.
- Delivery of quality, well planned, designed and constructed developments.
- Value added project management.

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**Do you have an existing property or are you thinking of purchasing a property with development potential?**

If so, the team at Milan Properties has the resources, knowledge and expertise to manage the development of the property to its full potential, providing you with a successful property development.

**Do you have a property that can be developed, or are you developing your property but don't know how to get it done?**

Don't risk your asset by struggling through on your own – call the team at Milan Properties to discuss how we can help you maximize your opportunity.

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**MILAN**  
PROPERTIES

**For more information see our website [www.milan.co.nz](http://www.milan.co.nz), email [info@milan.co.nz](mailto:info@milan.co.nz)  
or call us on 09 479 9523 at any time to discuss the ways we can be of service.**