

## OwnerDeveloper©

**P:** 02 9987 1720    **F:** 02 9940 4651

**E:** hello@ownerdeveloper.com.au

2-8 Brookhollow Avenue, Norwest Business Park NSW 2153

**W:** Ownerdeveloper.com.au

Bahrami Group Pty Ltd T/A OwnerDeveloper

### Let's talk Joint Venture Partnering:

Joint Venture arrangements are made to accommodate any kind of property development and are a great wealth creation process through property, for busy professionals or beginner developers who are looking for an insulated, risk mitigated environment, surrounded by an experienced development team from OwnerDeveloper.

At OwnerDeveloper, we are all about collaboration and leveraging people's strengths for a successful outcome for all of those involved but we also very selective about who we partner with.

Our team is familiar with Joint Venture arrangements between land owners, neighbors, capital partners, equity partners & serviceability partners.

To qualify our partnering strength, I appreciate if you can answer the following questions, that we can match the best outcome to your goals:

<b>Full name:</b>	
<b>What is your preferred contact number?</b>	
<b>What is your preferred email address?</b>	
<b>Your profession:</b>	

#### Reasons for expressing interest in a Joint Venture:

- You own property with potential for developments.
- You have a Development site under the Option Agreement.
- You have untapped Equity or capital looking for reliable investment.
- You have a site and a DA but no time to manage the Development process.
- You have a unique reason:

#### Which of these options best describes your level of property investment experience?

- No Experience
- Inexperienced
- Experienced
- Sophisticated (Only select if you meet the criteria as defined in the Corporations Act 2001)

If you have previous experience please provide a summary of your property investment experience:

#### When are you ready to commence (Timeline)?

#### Your imperatives of working within a Joint Venture partner?

#### Objectives you'd like to achieve out of a Joint Venture?

**Let's talk Joint Venture Partnering:**

**Level of involvement you're looking for in a Joint Venture?**

**What is your maximum capital capacity to invest (if needed)?**

- Less than \$100,000
- \$100,000 to \$250,000
- \$250,000 to \$2,499,999
- \$2,500,000 to \$4,999,999
- \$5,000,000 +

**Do you have a property or another sizeable asset with equity which can be used to invest (if needed)?**

- Yes (Value: \_\_\_\_\_ )
- No

**Do you have a self-managed superannuation fund (SMSF) which can be used to invest (if needed)?**

- Yes (Value: \_\_\_\_\_ )
- No

**Other useful information OwnerDeveloper may need to know in consideration of qualifying our partnering strength:**

If the Property Development is an interest of yours and you meet the criteria above, I love to hear from you.

I really appreciate for taking time and providing the information requested. All information provided in this form will be treated as private and confidential and will only be disclosed for agreed purposes in connection with potential development projects.

Once we review and qualify our partnering strength and only if we are a good match we will provide you with some amazing opportunities for consideration.

Please let me know if you have any questions or concerns. I look forward to working with you in near future.

Yours sincerely,

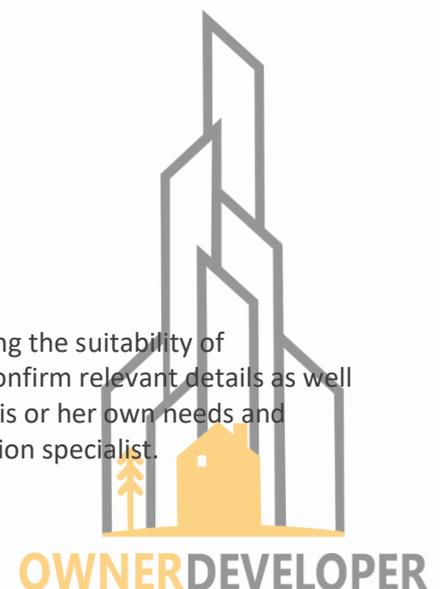
**OwnerDeveloper©**



Adam Bahrami  
Chief Visionary Officer  
Master Builder License # NSW 295408C, QLD 1176085, VIC DB-U37002

**\*Disclaimer:**

Any prospective investor should consider their personal circumstances when assessing the suitability of investment property. Prospective investors should make independent enquiries to confirm relevant details as well as assess the suitability of any investment in or development of property in light of his or her own needs and circumstances, by consulting an appropriately licensed financial adviser and/or taxation specialist.



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## Let's talk Joint Venture Partnering:

## Quality Assurance:

Bahrami Group Pty Ltd T/A OwnerDeveloper are proud to be a licensed building company in three States of Australia (Master Builder License # NSW 295408C, QLD 1176085, VIC DB-U37002). It underscores our philosophy of ensuring every project outcome includes an optimised and cost effective design solution.



We are also an award winning business;



OwnerDeveloper are honoured to provide property development services to our clients and industry partners who include:



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## Let's talk Joint Venture Partnering:



### SAVE HUNDREDS OF VALUABLE HOURS

Across the entire development process



### 100% FIXED FEES

Zero risk of hidden fees or charges!



### CONSTRUCTION INTEGRITY

Construction Guarantee (7 years Structural and Waterproofing Warranty)



### FRICTIONLESS MANAGEMENT

Relationship management with all parties involved to eliminate friction & stress! (minimise courtroom disputes)

## WHY CHOOSE US

Here are 10 good reasons to choose **OwnerDeveloper**.

- 1. We're here to get your project completed on time and on budget.** Our highly experienced team can assume ownership of all aspects of your project in the most efficient way possible – from Feasibility to Development Application (DA) or CDC to the Construction Certificate and right through the build process and finally the achievement of the Occupation Certificate (OC).
- 2. We will save you money.** **OwnerDeveloper** has developed strong relationships with the best building professionals, contractors and suppliers over the years that we leverage for the best deals. Our extensive knowledge and experience ensures that optimal and consistent service is delivered to the client day in and day out.
- 3. Working with us will reduce your risks.** Every project has a certain amount of risk, but should problems threaten to derail your project, we have a clearly defined plan. This framework facilitates timely decision making to resolve problems and mitigate potential risks. By monitoring time, costs and build quality, we minimise variations and reduce project risk.
- 4. We deliver optimal results.** We are a highly skilled professionals, trained to lead a project from start to finish, on time and on budget. We will analyse your needs and provide the right resources to ensure your deliverable is of the highest quality.
- 5. We act as your trusted advisor.** As Development Managers we integrate all elements of a project. We serve as your trusted advisor, the single source of responsibility and accountability for project performance throughout the entire journey – taking the stress out of the building process.
- 6. We specialise in managing quality infill residential developments.** We organise the planning, design, tendering, and construction process. We manage contractor selection and prepare the contracts. Then we manage their performance during construction to ensure a quality outcome.



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**7. We manage the full project life-cycle from concept to completion.** We are involved in the entire project scope from the start, helping develop a clear project vision and strategy with the client's best interests in mind. Our thorough understanding of your requirements and the construction program are key elements of on-time completion.

**8. We will help to prevent variation creep.** Successful project management controls the flow of a project and keeps team members focused on and working within the original scope of work.

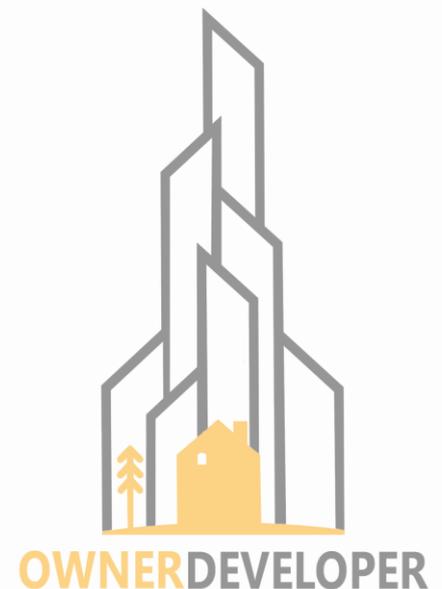
**9. We manage the Consultants, Authorities & Contractors.** - so you don't have to.

**10. We take the planning & building stress away from you the Client.** With an award winning team of construction and development specialist, some of whom have enjoyed many years in senior management positions with some of the country's leading development and construction companies.

Being a Property developer ourselves we look at the project from a developer's point of view; considering Cost, Time and Quality. We saw a need in the Residential infill development to supply our services and help people wade through the difficult process of design and construction when they don't have the years of building experience that we do.

#### Our Client's most common recurring comments:

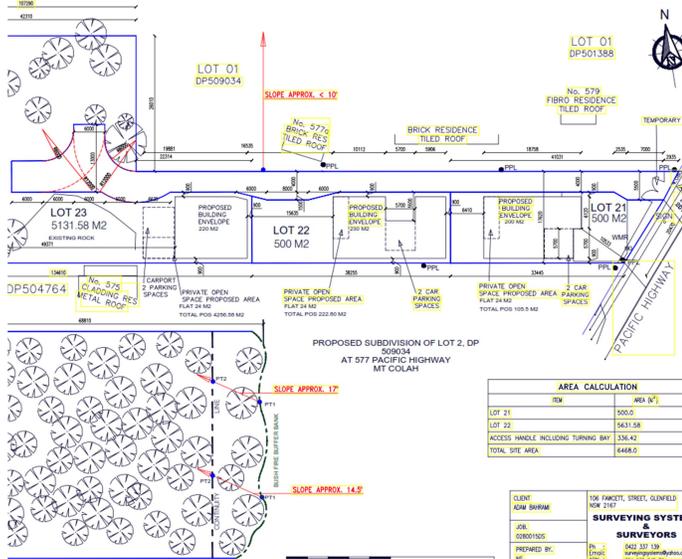
1. That having extensive knowledge of Building and Development, we could assess and solve any of the site difficulties at early stage of the project and without comprising design or incurring unnecessary expense or delay;
2. Our Client's continually comment that our services take the stress out of building and that they feel relaxed during the building process.



# Portfolio Examples:

## 3 LOT SUBDIVISION, Mt Colah NSW

DA approved for 3 luxurious 4 bedroom houses + 3 detached granny flats on 6469m2 panoramic view site



North East 3D Perspective



North East 3D Perspective



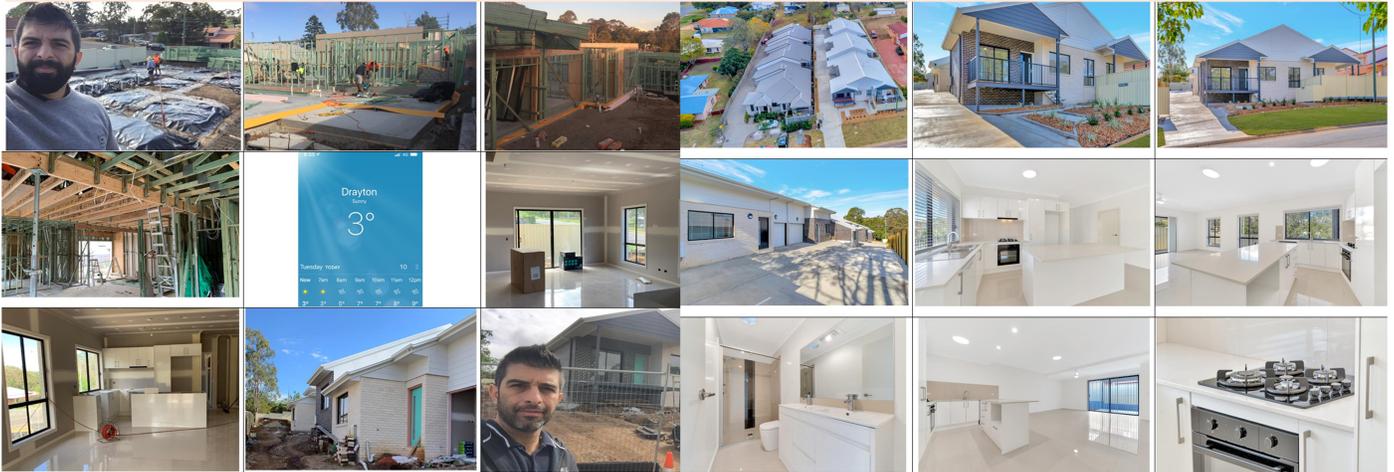
South East 3D Perspective



South West 3D Perspective

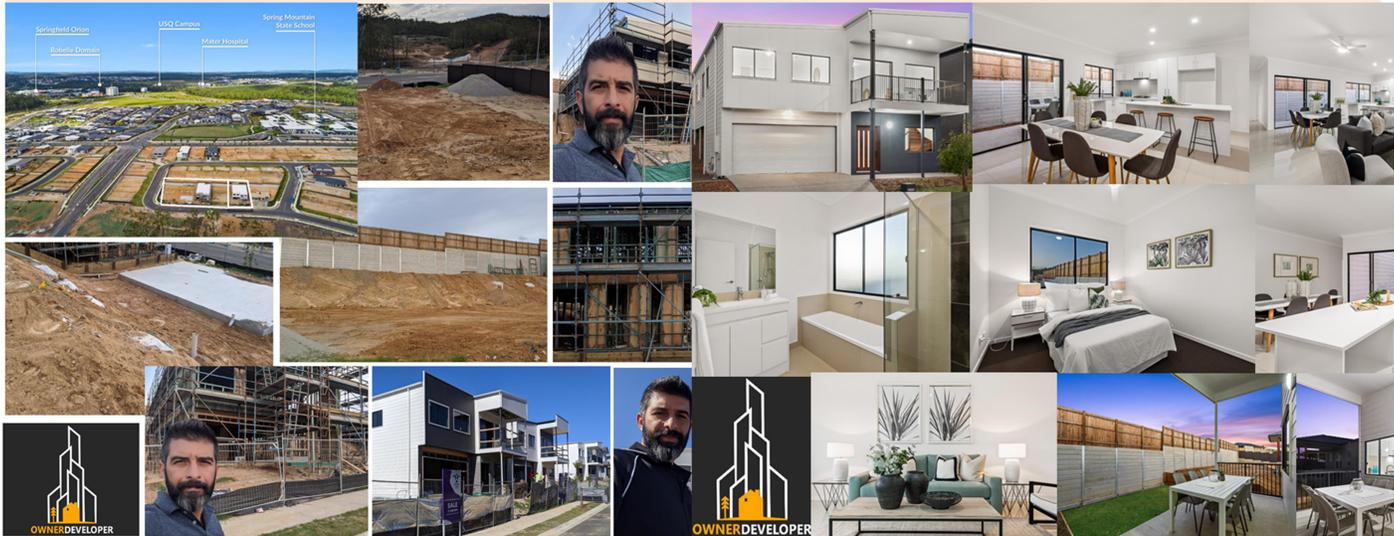
## 6 Townhouses, Drayton QLD

Design, planning and construction 6 Townhouse development walking distance to USQ. High yield rental income from student accommodation setup.



## 100s of Torrens title houses, Springfield QLD

Design, plan and built over 100s of Torrens title houses under builder term, delayed settlement agreement with LandLease for investor clients.



**97 Independent Living + 36 room residential aged care, DURAL NSW**

This is a luxurious senior’s housing development of high quality. Set on an expansive semi-rural parcel of land in a tranquil and prestigious position in Dural. Large oversized dwellings and multiple housing types cater to a diverse target market.



**4 LOT SUBDIVISION, Rooty Hill NSW**

DA approved 4 houses on 1124M2 land nestled in a pocket surrounded by Quality Homes, with conveniently located next to all amenities, such as Rooty Hill High School, Train Station 850m and Shops.



DRAWING LIST	
Sheet Number	Sheet Name
0000	COVER PAGE
0001	GENERAL NOTES
0002	GENERAL
0003	SECTION
0004	SECTION
0005	SECTION
0006	SECTION
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**11 Townhouses, Toongabbi NSW**

Efficient design & build with generous floor layouts. All townhouses with courtyards and a single car parking for 14 cars + visitors



**28 large boarding house rooms, Auburn NSW**

Estimated annual gross income of \$500,000 once completed, 550m walking distance to Auburn Station



**3 Townhouse development, Toukley NSW**

Affordable housing design, plan and build. 3 bedrooms with single garage for an investor client

9.5M OFFSET OF NATURAL GROUND LINE AS DEFINED BY SURVEY

WINDOW HOOD  
CUSTOM ORB COLORBLIND ROOFING  
4% ROOF PITCH  
2% ROOF PITCH  
MULTI-CLADDING  
NATURAL GROUND

9.3M OFFSET OF NATURAL GROUND LINE AS DEFINED BY SURVEY

04 NORTH ELEVATION SCALE 1:100 @ A3

05 SOUTH ELEVATION SCALE 1:100 @ A3

	TRUE NORTH	PROJECT ADDRESS	CLIENT DETAILS	PROPOSED WORK	LOCAL AUTHORITY	REVISION DETAILS
		129 WATERTON ST, Toukley NSW 2263	MINH NGUYEN	MULTI-DWELLING DEVELOPMENT	BRISBANE CITY COUNCIL T: 07 3403 8888	REV DATE DESCRIPTION C 23/OCT/2020 MULTI-DWELL
		RFD: L1 8F44273	VO: 0005173000000			



**1 into 2 Lots subdivision, Dural NSW**

Design, plan & renovate/ extend existing high end house and Torrens title subdivide for a second lot and construction of a luxurious palatial quality home.

8 PROPOSED WEST ELEVATION SCALE 1:200 @ A3

9 PROPOSED EAST ELEVATION SCALE 1:200 @ A3

10 PROPOSED SCALE 1

11 PROPOSED SCALE 1

	TRUE NORTH	PROJECT ADDRESS	CLIENT DETAILS	PROPOSED WORK	LOCAL AUTHORITY	REVISION DETAILS
		16 KENNETH PLACE, DURAL NSW 2158	NARGES NAJAFI	PROPOSED GROUND FLOOR AND UPPER FLOOR EXTENSION	HORNSBY SHIRE COUNCIL T: 9847 6666	REV DATE DESCRIPTION E 11/A
		LOT 8340 DP746020				

