

Development Profile

Project: Mingara Residential and Commercial Development

Location: Tumbi Umbi, NSW

Description: The Mingara development is a major master planned project where the Stevens Group has worked closely with the Mingara Club to develop the Club's surrounding lands in association with the Club's overall expansion requirements. The Stevens Group initially purchased and developed the retail hub at the entrance of the Club that includes McDonalds, BP, KFC, Domino's Pizza, Subway, Video Ezy and Carlovers. Stevens then went on to develop the adjoining lands of the club for residential purposes which included 150 residential lots in various stages and, Glengara, a 200 unit retirement village, which won a National Award in 2005. The Stevens Group also completed the associated wetlands and pedestrian pathways for the entire masterplan linking the Club and surrounding areas to an approximate value of \$1.4m.

The project has been extremely successful for all parties, with Stevens at all times, working closely with Mingara Club's Board of Management.

The final stage of the residential development is the 19 lot subdivision within the Glenning Park Estate which was recently completed with the majority of lots sold off the plan.

The Mingara development is a great example of how the Stevens Group can work closely to achieve an end goal with joint venture partners.

Project Value: Final stage \$4.75 million for the 19 residential lot release.

Status: 13 of the 19 lots have sold.

