



NBEYE— LAND

Creative vision in property

We balance our skill set with strategic alliances to ensure project success.

NB Eye Land Developers is a diverse property development and investment business focused on creating practical communities.

With 25 years of combined experience, we have successfully delivered projects on behalf of clients and in partnership with investors.



Land is our business

NB Eye Land is a leading, diversified Australian property group, with an integrated land development, property development and asset management capability. With experience in the property industry and an unmatched reputation for delivering superior projects & results to our partners and investors across our businesses.

Our vision is to become a leading Australian property developer with a time-tested reputation.

Through our experienced team of town planners, designers and project managers, we draw on our extensive knowledge, financial strengths and high standards to ensure success for each and every project we undertake.



EXPERT SKILLS

Sectors we thrive in



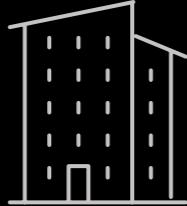
RESIDENTIAL
DEVELOPMENT



COMMERCIAL
DEVELOPMENT



INDUSTRIAL
DEVELOPMENT



APARTMENTS/
MIXED USE





THINGS WE GOOD AT

End-to-end Expertise

Development Acquisition
Development Management
Project Management
Land Development Agreements
Capital Advisory
Project Funding
Sales & Marketing

Our Process

01 02 03 04 05 06

Land Acquisition/ Development Agreement

We have many years of extensive knowledge and expertise in Land Acquisitions. We do the due diligence reports to cover all aspects of the development. Once everything is good to go, we negotiate and execute the Land Development Agreements. And finally, we acquire and move to townplanning stage.

Town Planning

We are very determined to design and build amazing communities which are not just feasibly profitable but also practical & great to live in. Our chosen town planners will then work on getting the project to planning permit stage, making sure the correct sizes & sale prices according to detailed research carried out by the team to maximise the profits.

Project Funding

NB Eyeland will fund all the project related costs for development. We will also secure debt funding where necessary against the land for civil construction. This ensures that the development has been de-risked with appropriate pre-sales in place and a clear exit strategy outlined before construction starts.

Pre-sales & Marketing

We have a strong team of sales agents and specialists to allow us to sell the lots to our extensive network and the general public. At the same time, our sales team is backed up with a great marketing team who are there to make sure the project marketing and branding is top-notch.

Civil Construction

We engage the best companies when it comes to civil engineering and construction, ensuring all projects are delivered in time and budget. These companies go through a robust tendering process to provide the best contractors and pricing for every step of the way.

Finalisation

Finally, we look into all the legal and construction obligations have been met, sales finalised, lots handed over to the end buyers, and all commissions settled and final distribution of profits to the stock holders.

Leadership



Akash Ahluwalia

MANAGING DIRECTOR

Akash has been working in the development & finance industry for over 15 years. He specialises in working effectively and seamlessly with finance partners, marketing & sales agencies to deliver the projects from start to finish. His mantra is simple - built to win, a win for everyone.

Nick Bahl

DIRECTOR

Nick brings over 25 years industry experience in property development & construction. Nick holds the degree in Civil Engineering. He has successfully developed numerous projects and has worked with a long list of clients, from major corporates to first-time investors. His network of partners and investors network is formidable, both locally and internationally.



Our Team

Peter Summers

HEAD OF CORPORATE

Craig Ooi

SENIOR DEVELOPMENT MANAGER

Kris Wilson

SENIOR PROJECT MANAGER

Niraj Chib

PR DIRECTOR

Gavin Gill

ACQUISITION DIRECTOR

Vikkas Dhingra

SALES DIRECTOR

Raj Nizar

MARKETING DIRECTOR

Anddy Singh

CREATIVE DIRECTOR

Charlene Mcoy

PLANNING MANAGER

Joe Orlando

DEVELOPMENT MANAGER

Jacob Manning

PLANNING MANAGER

Our Keys Industry Partners

| | | | |
|---|--|---|---|
|  WINSLOW |  LOJAC |  WILCON PROJECTS |  estate gurus |
|  PEAKURBAN |  BildGroup |  Raine & Horne Land Victoria |  Human Habitats |
|  sahara REAL ESTATE |  THE ELEET RESIDENTIAL • DEVELOPMENTS • LAND • PROJECTS |  FICTIV |  URV Universal Real Estate Vic |
|  creation homes |  DREAM LAND PROPERTY GROUP |  RELIANCE real estate |  HM99 PROPERTY GROUP |
|  KELEMEN commercial property |  PATCH. DESIGN + PLAN |  AUGMENT GROUP | aussttramel |
|  AVIRAJ PRATAP |  Goodtown. |  Alceon |  AMMACHE architects |
|  Heller McFarland Development Consultants Town Planners Land Surveyors |  KUDOS PROPERTY GROUP |  DCA DESIGN CORP ARCHITECTS |  SUMO GROUP OF COMPANIES |
|  LABASSA CAPITAL | | | |

Our Projects

Past Projects



Deanside Springs

146-194 Sinclairs Road, Deanside VIC 3335
Residential Development

PROJECT SCALE

210 Lots

PROJECT STATUS

Project Completion: December 2022



1226 Dohertys

1226 Dohertys Road, Tarneit VIC 3029
Joint Venture | Residential Development

PROJECT SCALE

150 Lots

PROJECT STATUS

Project Completed: September 2022

Current Projects



Cobble Springs
52-78 Alfred Road, Cobblebank VIC 3338
Residential Development

PROJECT SCALE
225 Lots + 60 Townhomes + 1 Childcare

PROJECT STATUS
Construction Commences: June 2023
Project Completion: June 2025



Fraser Springs
1176 Taylors Road, Fraser Rise VIC 3336
Residential Development

PROJECT SCALE
165 Lots

PROJECT STATUS
Construction Commences: September 2023
Project Completion: June 2025



Reed Springs
84-86 Reed Ct, Plumpton VIC 3335
Residential Development

PROJECT SCALE
89 Lots

PROJECT STATUS
Construction Commences: March 2023
Project Completion: December 2024



Model Town
1310 Dohertys Rd, Tarneit VIC 3029
Residential Development

PROJECT SCALE
103 Lots

PROJECT STATUS
Construction Commences: June 2024
Project Completion: June 2025



Wollert Gateways (Release 1)
60 Boundary Rd, Wollert VIC 3750
Industrial Development

PROJECT SCALE
55,000 Sqm

PROJECT STATUS
Under Planning
Construction Commences: March 2024
Project Completion: June 2025



Wollert Gateways (Release 2)
30 Boundary Rd, Wollert VIC 3750
Industrial Development

PROJECT SCALE
45,000 Sqm

PROJECT STATUS
Under Planning
Construction Commences: June 2025
Project Completion: December 2026



Embrace Diggers Rest
10 Watsons Rd, Diggers Rest VIC 3427
Residential Development

PROJECT SCALE
113 Lots & 7000 Sqm Sellable Commercial Space

PROJECT STATUS
Construction Commences: September 2023
Project Completion: September 2024



Epping Suites
70 Wedge St, Epping VIC 3076
Residential/Commercial (Build to Rent Model)

PROJECT SCALE
Build to Rent Model • 12 Apartments • 100 Place Childcare
837 Sqm Medical Centre • 118 Sqm Cafe • 83 Sqm Food & Drinks
Premises

PROJECT STATUS
Construction Commences: June 2023
Project Completion: December 2024

Current Projects



The Thornhill Gardens

236, 264, 352, 394 Paynes Road
Thornhill Park, VIC 3335
Residential Development

PROJECT SCALE
941 Lots

PROJECT STATUS
Construction Commences: Feb 2023
Project Completion: Feb 2028



Gilba Residences

4 Gilba Road, Pendle Hill NSW 2145
Residential/Commercial Development

PROJECT SCALE
32 Units + 900sqm of commercial space including Medical Centre

PROJECT STATUS
Construction Commences: September 2023
Project Completion: May 2025

Future Projects

Westend Shopping Centre

1283 Dohertys Rd, Mount Cottrell VIC 3024
Commercial Development

PROJECT SCALE
24,591 Sqm

Lot 3, Handford Ln, Officer VIC

3809

Commercial Development

PROJECT SCALE
30 Acres/100,000sqm of sellable space

NB EYE—
—LAND

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