

PATANE GROUP

**COMPANY PROFILE &
PROFESSIONAL SERVICES GUIDE**

Architects + Engineers + Interior Design + Landscape + Master Planners

Project Management + Development Management

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A thank you for your kind consideration

MANAGING DIRECTORS MESSAGE

In today's business world, Property Investment and Development Industries are experiencing increased competition as the increasing number of stakeholders strives for total success and increased market share.

Some participants in the Property Investment and Development Industries have realised that to increase profitability, their market share or become a market leader they must provide a product that is more attractive to the end user than other products.

The wiser participants in the Development Industry utilise the expertise of the Professional Architect because they have realised that they require professional project management, master planning and a creative, innovative design to provide a unique professional product that will attract the interest and participation of the market place.

Patane Group specialises in high level Development Advice and Management, Project Management, Master Planning and total Architectural Design via a professional service to the Property Investment and Development Industries with Award winning results.

The Patane Group development advice and management, project management, master planning and architectural design processes are based on our unique methodology of professional problem solving and analysis combined with our innovative solutions that successfully resolve the critical matters for consideration in all development processes.

Our creative talents, our finely tuned expert skills and wide range of services within development and project management, master planning and architectural design are then applied to our solutions to produce an original, custom designed development product, superior in quality, innovation and creativity to any of the existing competition.

Patane Groups problem solving with unique solutions is our fundamental process when providing development advice and management, project management, master planning and architectural design for any project culminating with the ultimate project success.

The utilisation of **Patane Group Services will add significant financial value to all types of project for the benefit of our client.** Our Services will provide lower risk and higher profitability to our Clients investment via significant value adding.

Patane Groups message is that we have provided major success to our clients via our expert knowledge, experience, talent and skills with total development advice and management, project management, master planning and architectural design services for a wide variety of property development projects.

We wish to be of service to you in the very near future.

Kind Regards,
PATANE GROUP PTY LIMITED

John W S Patane, Bachelor of Architecture
MANAGING DIRECTOR,
REGISTERED ARCHITECT & PROJECT MANAGER

INTRODUCTION

Patane Group Pty Limited is an Australian registered development and project management, master planning and architectural company in the State of Queensland.

Patane Group is a multi disciplinary company that provides management, planning, design, administration and if required total project control via the following disciplines.

Project Facilitation
Development Management
Project Management
Construction Management
Property Management

Master Planning
Architecture
Interiors
Landscape
Graphics

The company is managed and directed by John William Salvatore Patane who was educated at St Joseph's College Gregory Terrace, a Greater Private School in Brisbane and graduated with a Bachelor of Architecture from Queensland University of Technology.

John Patane is a government registered Master Planner, Architect, Development and Project Manager in the States of Queensland, New South Wales and Victoria, Australia.

The company provides a unique user friendly style of service while specialising in development and project management, master planning and architecture. We provided a direct and personalised service to all clients on all types of projects, large and small.

*As an example of our quality, Patane Group has obtained an exclusive commission from Mr Noritaka Tange, President, Principal Architect, **Kenzo Tange and Associates**, a world-renowned Japanese master planning and architectural company. Patane Group was commissioned to design; document and project manage his \$4 million private residence in Australia.*

Patane Group was successful in obtaining the commission after Mr Tange reviewed a selection of prominent Australian architects. Our success is a major accomplishment for Patane Group due to Mr Tange's high profile international reputation as a world leader in major landmark development, master planning and architecture around the World.

Primarily, the Tange commission is a major recognition of the Patane Group expertise and talent in development and project management, master planning and architectural design by an accomplished world leader in these professional fields of expertise.

Our experience extends from major residential projects to multi million dollar highrise developments and includes commissions for project facilitation, master planning, residential, retail, commercial, education, medical, government and resort hotel projects.

Patane Group provides services to the private and public companies, Australian Federal and State Governments sectors within the development industry throughout Australia.

PATANE GROUP VISION

Our Vision is a futuristic realism of your project, which Patane Group will make a reality.

Making a vision a reality requires the harnessing of talent, human effort and courage with a clear purpose and direction.

A vision without action is a dream.

Action without vision is chaos.

Vision with action can change our world in which we live.

PATANE GROUP PHILOSOPHY

Aesthetics is the Science which deduces from nature and taste the rules and principles of art; the theory of the fine arts.

Aesthetics is the Science of the beautiful, or that branch of Philosophy which deals with its principles or effects; the doctrines of taste.

With regard to our creative services Natural Simplicity is the fundamental philosophy to our Award winning functional and aesthetically pleasing planning and design projects.

Patane Group is proud to be at the leading edge of professional Master Planning and Architecture due to our natural talent, skills, qualifications and knowledge of **Aesthetics**.

PATANE GROUP MISSION

The Patane Group mission is our desire and endeavour to provide perfection in our professional services of Development and Project Management, Master Planning, Architectural Design, Documentation and Contract Administration for our projects regardless of the type or level of services required by our clients.

PATANE GROUP OBJECTIVES

With regard to project facilitation, master planning and architecture the creation of innovative, practical and feasible solutions for all types and sizes of our projects.

Achieve our goals via the highest quality of professional service and ethical behaviour.

Patane Group Services will add significant financial value to all types of projects for the benefit of our client.

Our projects are delivered on time, on budget and an enjoyable experience.

The provision of excellence via our professional services will be utilised and beneficial to our clients in the short, medium and long term future.

GUIDE TO PROFESSIONAL SERVICES

Patane Group provides this list, as a general guide because our services are not limited to these items and our services can be tailor made to suit your particular project.

Patane Group provides a custom designed service for clients and the particular project.

1.00 PROJECT FACILITATION, PRE PLANNING AND DESIGN SERVICES

1.01 Advising on the Site and Site Selection

Inspections, evaluations, comparative studies, negotiations and reports to the client. The detailed study and report may include topographic and sub-surface conditions, utilities, zoning and land use requirements, parking and traffic flow regulations, title restrictions, existing or proposed easements, public relations evaluation.

1.02 Site Use Studies and Value Adding

Analysis of site to allow optimum use, site use studies to maximise value adding, including review of existing conditions, services, if any, planning requirements to establish, infrastructure, facility locations, site improvements, landscape.

1.03 Studies of Services and Infrastructure

Studies of requirements on-site and off-site infrastructure, which may include electrical service and distribution, sewer and storm water collection, drainage, water supply and distribution, fire control and alarm, emergency lighting, security protection, air conditioning, pollution control, site illumination, telephone and communications services.

1.04 Zoning Analysis and Authorities Consultations

Determining conformity with planning zones, preparation of material for and consultation with authorities, negotiating development conditions with authorities, preparation of material for the applications for approvals, re-zoning, attending appeals.

1.05 Finance and Feasibility Studies and Reports

Technical appraisal, user study, planning and design study, statutory authority inquiries, financial study, complete feasibility studies, reports, time tables, contract procedures.

1.06 Soils Investigations

Investigations of surface and sub-soil conditions to determine the nature of the material, characteristics, bearing capacity, water table, ease of excavation.

1.07 Existing Building Survey Reports

Inspections, preparation of measured drawings, verification of available drawings, taking photographs, checking building ordinances and authority requirements, preparing reports. Reports may include examination of building components and services, advising on use, re-use, improvements, alterations, developments, costs.

GUIDE TO PROFESSIONAL SERVICES

1.08 Project Programming and Analysis

Assessment of area requirements and functional relationships for the planning and design brief, including consideration of clients resources, technical issues, physical requirements, site limitations, future facilities and requirements.

Setting the initial program, monitoring, and reporting with advice and recommendations.

1.09 Preparation Brief

Preparation of and/or assistance in preparation of clients detailed brief.

1.10 Submission for Grants, Subsidy, Fund Raising

Drawing, reports, estimates, consultations.

1.11 Building Procurement Advise

Advising on appropriate means of procuring buildings and on types of building contracts available.

1.12 Administrative Services

Research, correspondence, discussion, management in providing pre-design services.

2.00 DESIGN, DOCUMENTATION AND CONTRACT ADMINISTRATION

2.01 Schematic Design

Preparation of schematic design, illustrated by preliminary sketch drawings and/or reports, and provision of indicative estimate of costs.

2.02 Design Development

Preparation of developed design including, as appropriate, developed sketch drawings, reports, advise on preliminary designs of engineering and other specialist services and provision of time program and estimate of cost.

2.03 Contract Documentation

Preparation of documents sufficient for the calling of tenders including, as appropriate, co-ordination and integration of consultants work. Revision of estimate of cost.

2.04 Contract Administration

(a) Calling of tenders in conjunction with or on behalf of the client and answering tenderer's queries.

Analysis and advise in respect of tenders received. Negotiation, preparation of documents and arrangements for execution of contract.

Note: Additional services may include preparation of documents for and calling of alternative tenders and/or administration of special tendering procedures.

GUIDE TO PROFESSIONAL SERVICES

2.04 Contract Administration

(b) Administration of the contract and inspection of the works including, as appropriate, supplying information, checking claims and issuing certificates, negotiating variations and cost adjustments and dealing with claims for extension of time and other matters included in the building contract.

Note: Where inspection additional to that provided by the architect is required a clerk of works may be employed.

3.00 POST CONSTRUCTION SERVICES

3.01 Special Drawings

Providing drawings for phased developments, studies, models, services, co-ordination, approvals, lessor and lessee, other special purposes.

3.02 Record Drawings, Maintenance Manuals

Providing drawings showing significant changes made in the work during construction, either redrawn or marked-up drawings and/or other data appropriate.

Providing maintenance manuals for building, services and plant.

3.03 Commissioning Assistance

Providing assistance in the utilisation of systems and equipment, initial start-up and testing, adjustment and balancing, training of personnel, consultation.

3.04 Services After Final Completion

Making period maintenance inspections, warranty reviews, estimation for insurance, operational reviews.

4.00 SPECIAL SERVICES

4.01 Master Planning for Phased Development

Preparation of short, medium and long term master planning for development, phasing of development within the master plan.

4.02 Segregated Contracts

Providing documents for sections of the development work which taken together comprise the complete works.

Calling tenders for and/or negotiating contracts for sections of the works.

Administering contracts for sections of the works.

4.03 Special Studies - Environment

Studies may include environmental and environmental impact, matters arising from master planning, town planning, matters arising from statutory planning, effect of building regulations and other statutory authorities controlling development and buildings.

4.04 Co-ordination of Special Plant

Providing documents, arranging meetings, making site inspections, advising, testing, handing over of completed installation.

Designing and/or coordination for landscape work, garden work, preparing documents, calling tenders, arranging for the execution of the work.

4.05 Interiors, Furniture, Furnishings and Art Work

Designing or selecting furniture, fittings, fixtures, furnishings and equipment, preparing documents for calling of tenders for manufacture and supply, arranging for execution of the work.

Design, Selection or advising on works of art or engaging, instructing and supervising artists work.

4.06 Estimates of Replacement Costs

Providing total cost estimates for replacement of buildings and plant.

4.07 Construction and Operations Research

Providing design, management, construction and operation research, arranging production of prototypes.

4.08 Administration Services

Including interstate and international travel, research, correspondence, discussion, management in providing special services, audit assistance.

4.09 Development and Project Management

Providing total management for the project, from project instigation to completion, including project facilitation, financing advice, preparation of briefs, appointing and controlling consultants, construction manager, agents, contractors, reporting on progress and finances, handing over to completion.

4.10 Construction Management

Providing advise during the design and documentation stages and management through the construction stage, including calling of tenders and quotations, letting of contracts, co-ordinating contractors and suppliers, certifying payments, controlling retentions, quality control, programming, reporting on progress and finances, handing over at completion.

4.11 Property Management

Providing complete management for property and building portfolios from maintenance to tenancy leasing, including all matters with regard to care taking, administration, taxation, property services, fitout and upgrades.

4.12 Reinstatement After Damage

Providing services in connection with reinstatement of facilities and infrastructure after damage, ie. water, storm, fire, explosion and other causes.

4.13 Examination of Drawings and Legal Documents

Examination of drawings, development, legal and other documents in connection with special advise for all types of property development, as required.

4.14 Submissions

Submissions may include preparation of reports, drawings, applications for obtaining licences, applications to Tribunals and Boards of Appeal.

4.16 Attendances

Attending Tribunals, Courts, Arbitration hearings, Boards, Associations and the like.

4.18 Litigation and Arbitration

Preparing material, opinions, acting as expert witness in connection with litigation and arbitration proceedings.

4.19 Property Estimates

Providing property estimates for insurance, sale, studies and reports.

Providing estimates for projected work, studies and reports.

PROJECT EXPERIENCE

Patane Group was established in 1988 and has been providing a full range of professional development management, project management, master planning and architectural services to a variety of stakeholders for all types, sizes and complexity of projects located in Cairns, Brisbane, Gold Coast, Sydney, Melbourne, Vietnam, Philippines and Cook Islands, South Pacific Ocean.

Patane Group is a Royal Australian Institute of Architects (RAIA) Award Winning Company, our projects have been featured in many quality National Design Magazines and National Television Programs.

Patane Group is a Registered Architectural Company, has current PQC and Quality Assurance Certification from the Queensland State Government, Australia.

Previous Experience Projects

These are major projects that John Patane worked on to gain valuable Architectural and Project Management experience prior to the establishment of Patane Group Pty Ltd.

- Middlemount Mining Town	\$ 55 million
- ANA Hotel, Gold Coast	\$ 75 million
- Gold Coast International Hotel, Gold Coast	\$ 85 million
- Sheraton Mirage Hotel, Gold Coast	\$ 95 million
- Manly Hotel, Sydney	\$ 70 million
- Park Royal Hotel, Gold Coast	\$ 68 million

PATANE GROUP PROJECTS

These are projects that Patane Group has been commissioned for since establishment in 1988. These projects are a short example of the total project types and experience.

Therefore, project types and experience is not limited to these examples.

Residential – Private Prestige

Tange Residence, Paradise Water, Gold Coast, Queensland	\$7.0 million
Kafritsas Residence, Greenvale, Melbourne, Victoria	\$2.1 million
Byrne Residence, North Sydney, Sydney, New South Wales	\$2.0 million
Charlton Residence, Anchorage Island, Tweed Heads, NSW	\$3.4 million

Residential – Special Lowrise

66 Units, Elliott Street, Bundall, Gold Coast, Queensland	\$26.5 million
39 Units, High Street, Southport, Gold Coast, Queensland	\$15.0 million
35 Units, Huth Street, Southport, Gold Coast, Queensland	\$12.7 million
15 Units, Scenic Avenue, Benowa, Gold Coast, Queensland	\$ 8.0 million
Special Residential Projects, Gold Coast, Queensland	\$19.0 million

Residential – Highrise Apartments

Ocean Resort Club, Gold Coast, Queensland	\$16.0 million
Crystal Tower & Marina, Main Beach, Gold Coast, Queensland	\$85.0 million
The Ultimate, Main Beach, Gold Coast, Queensland	\$46.0 million

PROJECT EXPERIENCE

Residential – Resort Style

Hope Island Residential Project, Gold Coast, Queensland \$37.0 million

Resort Hotels – Highrise and Lowrise

Starts International Hotel, Main Beach, Gold Coast \$165.0 million

Goldco Hotel, Surfers Paradise, Gold Coast \$ 86.0 million

Major Marina and Marine Infrastructure

Redland Bay Centre Foreshore Complex
Boating Marina & Marine Transport Infrastructure \$550 million

Commercial – Retail and Offices

Hughes Corporate Centre, Gold Coast, Queensland \$5.5 million

Retail Commercial – Entertainment

Hoyts Cinemas, Albert Street, Brisbane, Queensland \$45.0 million

Commercial – Retail, Restaurants & Bars

Shopfront Fitout, all Mezzanine Level Shops, The Pier, Cairns \$3.6 million

10 Specialty Shops, The Pier, Cairns, Queensland \$2.8 million

Domanis Restaurant, Main Beach, Gold Coast, Queensland \$1.2 million

The Pier Restaurant, The Pier, Cairns, Queensland \$2.0 million

Major Commercial Complexes

Mega Mall, Retail, Restaurants & Bars, Offices & Residential

Gold Coast Historic Township, Southport, Gold Coast \$450 million

Southport Government Precinct, Southport, Gold Coast \$550 million

Scarborough Street Complex, Southport, Gold Coast \$625 million

Medical

Beresford Dental Surgery, Gold Coast, Queensland \$1.2 million

Bleakley Orthodontist Surgery, Gold Coast, Queensland \$0.8 million

South Coast Radiology Clinic, Gold Coast, Queensland \$1.3 million

Gold Coast City Council – Landscape

Colgate Palmolive Park, Arundall, Gold Coast, Queensland \$12.5 million

Queensland Government – Housing

4 Townhouses, Southport, Gold Coast, Queensland \$ 0.8 million

4 Townhouses, Contarf, Brisbane, Queensland \$ 0.8 million

Boarding House, West End, Brisbane \$16.8 million

Boarding House, New Farm, Brisbane \$17.4 million

Boarding House, Valley, Brisbane \$16.6 million

Queensland Government – Education

Helensvale State School, Gold Coast, Queensland \$16.5 million

Labrador Primary School, Gold Coast, Queensland \$ 1.5 million

Education – Private

Toowoomba Grammar School \$ 4.0 million

Overseas

Greater Union Cinemas, Ho Chi Minh Vietnam US\$ 22 million

Cavite Master Planning Project, Cavite, Philippines US\$400 million

Signature Hotel, Cook Islands, South Pacific Ocean US\$ 36 million

KEY MANAGEMENT & TECHNICAL PERSONNEL

Patane Group utilises highly qualified, multi-disciplined, management and technical personnel who work within the master planning, architectural, project management and construction management divisions within the Company.

Patane Group is capable of rapidly expanding personnel, company facilities and office locations should your project require it.

LIST OF PERSONNEL

Our highly qualified personnel are recognised within the management, planning, architectural and development professions as talented, competent and innovative.

John W S Patane

Principal & Chief Design Architect, Master Planner
Principal Development and Project Manager
Company Managing Director

Rosalinda Gopez

Qualified Secretarial, Administration Manager

Kel Foley

Executive Design Architect and Master Planner, General Manager

Wayne McLennan

Senior Architect and Planner, Project Team Manager

Andrew Nygers

Senior Architect and Planner, Project Team Manager

Mark Lovibond

Architect, Project Manager, Project Team Manager

Stacey Karkasis

Architect, Project Manager, Project Team Manager

Richard Hines

Builder, Technical Services, Construction Manager

Geoffrey Mould

Specification and Contract Administration Manager

Wendy Cross

Graphic Designer, Presentation Specialist

Paul Van Deurse

Landscape Designer, Documentation and Construction Manager

Paul Hodgkinson

Chief Model Maker and Presentation Specialist

KEY MANAGEMENT & TECHNICAL PERSONNEL

Steve Berwick, Qualified

Team 1 Manager, AutoCad Operator, Architectural Draftsperson

Gary Sarela, Qualified

Team 2 Manager, AutoCad Operator, Architectural Draftsperson

Stuart Whitcombe, Qualified

Team 3 Manager, AutoCad Operator, Architectural Draftsperson

Anne-Louise Siwek, Qualified

Team 4 Manager, AutoCad Operator, Architectural Draftsperson

OFFICE AUTOMATION

Patane Group is completely automated via the extensive use of IBM compatible computer systems, laser and bubble jet printers for document production and currently utilise the following computer software.

AutoCad

WordPerfect

Natspec

Microsoft Windows

Microsoft Word

Microsoft Access

Microsoft Excel

Microsoft Outlook

Microsoft Outlook Express

Microsoft Windows Explorer

Microsoft Internet Explorer

SPECIALIST CONSULTANTS

Patane Group manages and utilises the services of Specialist Consultants to provide specific duties in the following professional services disciplines when required by particular projects.

Civil Engineering

Structural Engineering

Acoustic Engineering

Geotechnical Engineering

Transport Engineering

Hydraulic Engineering

Mechanical Engineering

Electrical Engineering

Hydrogeological Engineering

Landscape Architect

Quantity Surveying

Town Planner

Land Survey and Photogrammetry

Environmental Scientists

Economists

Property Development Financiers

Property Development Lawyers

Urban Designer

John Patane, Bachelor of Architecture

Registered Architect, Project Manager, Master Planner
 Managing Director, Patane Group Pty Limited

ACADEMIC QUALIFICATIONS

Saint Joseph's College, Gregory Terrace,
 Brisbane, Queensland, Australia

Bachelor of Architecture,
 Queensland University of Technology,
 Brisbane, Queensland, Australia

Registered Architect

Queensland, Australia, Registered Number 2243
 New South Wales, Australia, Registered Number 5205
 Victoria, Australia, Registered Number 4859

HISTORY OF ARCHITECTURAL EMPLOYMENT

Heather Thiedeke Group Architects	50 personnel
Christopherson and Clarke Architects	25 personnel
Cummings and Burns Architects	25 personnel
Peddle Thorpe and Harvey Architects	80 personnel
Media Five Architects	130 personnel
Raptis Group, Public Company	Architecture Manager

ARCHITECTURAL EXPERIENCE ON DEVELOPMENT PROJECTS

Prior to the establishment of Patane Group Pty Limited in 1988 John Patane gained experience as a master planner, architect, project and construction manager working on the following major projects.

Major Projects

Middlemount Mining Town, Middlemount, Queensland, Australia	\$55 million
ANA Hotel, Surfers Paradise, Queensland, Australia	\$75 million
Sheraton Mirage Hotel, Main Beach, Queensland, Australia	\$95 million
Manly Hotel, Sydney, New South Wales, Australia	\$70 million
Park Royal Hotel, Surfers Paradise, Queensland, Australia	\$68 million

Kel Foley, Diploma of Architecture

Registered Architect, Project Manager, Master Planner
General Manager, Patane Group Pty Limited

ACADEMIC QUALIFICATIONS

Church of England Grammar School,
Brisbane, Queensland

Diploma in Architecture,
Queensland University of Technology,
Brisbane, Queensland
Registered Architect, Queensland, Australia

HISTORY OF ARCHITECTURAL EMPLOYMENT

Burling Brown Architects
Media Five Architects
Eldon Bottcher Architects
Cann Architects
Patane Group Architects

ARCHITECTURAL EXPERIENCE ON DEVELOPMENT PROJECTS**Major Projects**

Sheraton Mirage Hotel, Gold Coast, Queensland, Australia	\$95 million
Sheraton Mirage Sports Complex, Gold Coast, Queensland, Australia	\$15 million
Gold Coast International, Gold Coast, Queensland, Australia	\$85 million
Carindale Housing Development, Brisbane, Queensland, Australia	\$ 9 million
Sheraton Mirage Hotel, Port Douglas, Queensland, Australia	\$95 million
Special Residential Developments	
66 Units, Elliott Street, Bundall, Gold Coast, Queensland	\$26.5 million
39 Units, High Street, Southport, Gold Coast, Queensland	\$15.0 million
35 Units, Huth Street, Southport, Gold Coast, Queensland	\$12.7 million
15 Units, Scenic Avenue, Benowa, Gold Coast, Queensland	\$ 8.0 million

CONCLUSION

Patane Group Pty Limited has a wide range of expertise with development and project management, master planning and architecture with a variety of types and sizes of projects along the East Coast of Australia and Overseas.

We have facilitated, planned, designed, documented and project managed projects such as public housing, major private residential developments, luxury homes, low medium and highrise apartments, major adventure playgrounds and parklands, retail shopping centres, medical facilities, education facilities, office buildings, major hotel resorts and Infrastructure developments.

Patane Group has completed projects in the residential, retail, commercial, medical, education, industrial, local and state government sectors.

Patane Group offers development management, a unique master planning, architectural design talent with expert project management skills and Award winning results.

We are a strong, versatile, highly productive medium sized company, unburdened by the large overhead costs carried by major consultancy companies.

The Patane Group company policies and practices enable us to deliver projects entrusted to us on time and within budget via a very enjoyable working relationship.

If you require any further discussion or information about material contained in this Company Profile and or the Services Guide, then please don't hesitate to contact me.

Patane Group assures you that our services will make your type of project more profitable via adding financial value to your property and or development project.

We wish to be of service to you in the very near future.

Kind Regards,
PATANE GROUP PTY LIMITED

John W S Patane, Bachelor of Architecture
MANAGING DIRECTOR,
REGISTERED ARCHITECT, PROJECT MANAGER