



URBAN ENTERPRISE CURRICULUM VITAE



ALLEN STEPHENS

DIRECTOR OF PRODUCT DEVELOPMENT & PROPERTY PROJECTS BPD (PC) BPC (Hons) BCom (Finance)

PROPERTY | SOFTWARE PRODUCTS

ABOUT

Allen has degrees in both property and construction and commerce. Since joining Urban Enterprise he has taken a lead role in a range of property and planning projects. Allen has developed extensive knowledge in the field of Development Contributions and has undertaken a number of property market assessments throughout Victoria for public and private sector clients.

Allen has taken a leading role in development of Urban Enterprise's automated products, including DevCAP[®] (Development Contributions Accounting Program) and Monitor[®].

QUALIFICATIONS

- Bachelor of Design (Property & Construction), University of Melbourne
- Bachelor of Property and Construction (Honours), University of Melbourne
- Bachelor of Commerce (Finance), University of Melbourne

AREAS OF EXPERTISE

- Development Contributions Plan Preparation and Review
- Review of Developer Contributions and Council Processes
- Property Market Analysis (Residential, Commercial, Industrial)
- Feasibility Studies
- Cash Flow Modelling
- Product Development
 - DevCAP (Development Contributions Accounting Program)
 - Business Events Data Portal
 - Automated Tourism Reporting Models

KEY PROJECTS

DEVCAP[®] - DEVELOPMENT CONTRIBUTIONS ACCOUNTING PROGRAM (AUTOMATED PRODUCT DEVELOPMENT)

DevCAP[®], Urban Enterprise's Development Contributions Accounting Program, is a comprehensive system used by Council's to track and administer development contributions and infrastructure projects.

DevCAP[®] was developed by Urban Enterprise as a stand alone program to simplify and automate all accounting and infrastructure requirements arising from development contributions.

Major DevCAP[®] clients include:

- City of Casey;
- Greater Dandenong City Council;
- City of Greater Geelong;
- Cardinia Shire Council.

MILDURA RIVERFRONT PRECINCT
ECONOMIC ANALYSIS, PLACES VIC.

To support the development of the concept for this high profile site of more than 17ha, Urban Enterprise provided economic analysis of the land uses being considered, including accommodation, cultural and indigenous centres as well as a mix of residential, retail and commercial uses.

The report included market assessment, consultation with relevant stakeholders and a recommended concept for the riverfront precinct based on this analysis, providing support for the business case for the project.

MONITOR[®]

Monitor[®] was developed by Urban Enterprise as a specialised, user friendly online solution for long run data tracking across clients' industry.

Unlike existing survey applications Monitor[®] collects ongoing data from business databases or membership bases at periodic intervals through a user friendly online portal.

Monitor[®] is unique in that it allows not only the survey administrator to track trends over time, but also allows the survey respondents to track their own performance over time against wider industry trends.

CURRICULUM VITAE

ALLEN STEPHENS

DIRECTOR OF PRODUCT
DEVELOPMENT &
PROPERTY PROJECTS

CONTACT

allen@urbanenterprise.com.au

(03) 9482 3888

www.urbanenterprise.com.au

DEVELOPMENT CONTRIBUTIONS

DEVELOPMENT CONTRIBUTIONS PLAN

PREPARATION:

Cardinia Road Precinct DCP (Cardinia Shire Council), Officer Precinct DCP (Cardinia Shire Council), C87 DCP (2013 Update) (City of Greater Geelong).

REVIEW OF DEVELOPER CONTRIBUTIONS:

Aurora (Fincorp), Epping North, Cranbourne North (Stockland), Cranbourne East (Stockland), Craigieburn R2, Fishermans Bend DCP, Greater Dandenong DCPs, Greater Geelong DCPs, San Remo, Shire of Melton DCPs, Wonthaggi North East, Truganina (Stockland & PEET).

REVIEW OF DEVELOPMENT CONTRIBUTIONS

ADMINISTRATION:

City of Casey, City of Greater Geelong, City of Greater Dandenong.

DCP SYSTEM REVIEWS:

"Development Contributions Review in Melbourne's Growth Areas - Why Contributions are Escalating" Report for Property Council of Australia, Various Studies to Support the Victorian State Government's Standard Development Contributions Advisory Committee (SDCAC).

LAND ECONOMICS

ECONOMIC ASSESSMENTS, FEASIBILITY

STUDIES & CASH FLOW ANALYSIS:

Riddles Creek, Apollo Bay, Mt. Pinninger, Gisbourne, Traralgon.

DEVELOPMENT CONTRIBUTIONS ADVICE:

Wodonga Development Contributions Advice, Caroline Springs Town Centre, Monash Village Open Space Contributions, Fishermans Bend Options Study, Baw Baw DCP Health Check and Accounting Review, Huntly Development Contributions Advice, North Sale Development Contributions Advice.