

ALAN DAVIES

PROFESSIONAL QUALIFICATIONS

BACKGROUND

Alan Davies is President of Listrac Developments Ltd. and has been an integral part of the development and construction industry for over thirty five years.

He has extensive experience in land acquisition, negotiations with local authorities in respect to zoning changes, development permits and building permits. This includes development and construction of condominiums, residential, rental, industrial buildings, commercial buildings, hotels, non-profit housing and care homes, as well as marketing, leasing and property management of residential, industrial and commercial properties.

PROFESSIONAL EXPERIENCE

As President of Listrac Developments Ltd. and Vice-President for British Columbia for a major development company responsible for land acquisition, project development including rezoning, development and building permit approvals, marketing, leasing and property management of some 50 projects. These projects included condominiums, multifamily residential rental, multi tenant industrial and commercial. The following are some of the specific projects:

- Site acquisition, City of Vancouver approval, development and construction of a 700 unit high rise and low rise condominium project. Required rezoning, subdivision, site servicing, park and City road dedication and construction;
- Development, construction and marketing of a 515 unit low rise and townhouse project, Richmond, BC;
- Development, construction and property management of a multi tenant service commercial building, Richmond, BC;
- Site acquisition, development, City approvals, construction and marketing of a 200 unit high rise condominium project, Burnaby, BC;
- Site acquisition, development, City approvals, construction and property management of a 115 unit townhouse rental project, Delta, BC;

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- Development, subdivision, servicing and marketing of a single family lot subdivision, Delta, BC;
 - Site acquisition, development, City approvals, construction and property management of a 165 unit low rise residential strata rental project, South Surrey, BC;
 - Land acquisition, development, City approvals, construction, interior design, furniture, fixtures and equipment coordination, negotiations for liquor licence, negotiations and monitoring of operator for a 5 star downtown Vancouver hotel. This hotel contains restaurants and banquet rooms;
 - Development, construction and property management of a retail/residential building in Vancouver, BC;
 - Land acquisition, development, City approvals, construction, interior design, coordination of furniture purchasing and installation for an all suite hotel in downtown Vancouver, BC;
 - Development, construction and marketing of a 144 unit high rise condominium in Richmond, BC;
 - Retained by the Receiver Manager to act as marketing coordinator and consultant on a luxury high rise condominium in downtown Vancouver, BC. Assisted in preparing amended disclosure documents, setting up marketing program and assisted in sales of condominiums;
 - Owner's agent for the development and construction of the Chilliwack Holiday Inn. Obtain City approvals, coordinate consultants, coordinate construction tender, recommend contractor, monitor construction, obtain liquor licence, coordinate furniture purchase and installation;
 - Retained by a major accounting firm to undertake a development, construction and marketing review of a multi staged townhouse and apartment project in Whistler, BC. Required analysis of existing contracts, cost allocation of site services to each stage, development costs and marketing values and strategy;
 - Construction management of 24,000 square foot retail store, included code and seismic upgrade of existing building and coordination of design and installation of interior offices and sales floor. Coordination of consultants, obtain all City approvals and permits;
 - Approximately 100,000 square feet of multi use industrial space for the Beedie Group. Coordinate consultants, obtain development permit, confirm site servicing, and review costs;
 - Secured by way of an option to renovate and sell four strata units projects;

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- Retained by the Receiver Manager to provide construction management and marketing consulting on a low rise condominium in White Rock, BC. Complete construction, negotiate with City for approvals, set up marketing program and assist in sales of the condominiums.
 - Retained by the Receiver Manager to manage the sale of numerous properties, land and buildings on Vancouver Island and in the Lower Mainland with a value of approximately \$20,000,000;
 - Retained by one of the major banks to provide a recommended course of action to generate sales at a condominium project in Powell River, BC. Inspect building, check local market and prepare report of recommended pricing and marketing;
 - Retained by the Receiver/Manager to oversee the completion of construction and secure occupancy of The Sophia, a 81 unit condominium development in Mount Pleasant, Vancouver, BC;
 - Retained by the Receiver/Manager to oversee the completion of construction and secure occupancy of The Amadeo, a 41 unit condominium development plus 4 commercial units in New Westminster, BC;
 - Retained by the Receiver/Manager to oversee the completion of construction and secure occupancy of Riverbend, a 36 unit single family development in Coquitlam, BC.

OTHER PROFESSIONAL ACTIVITIES

- Past Director of the Urban Development Institute;
- Invited and participated in the following committees;
- Provincial Government – Labour relations;
- Provincial Government – Non profit housing;
- City of Vancouver – Liaison Committee urban development.