

Resume - Philip Monardo

PERSONAL PARTICULARS

I was born on 23 January 1958.

Education

I undertook my senior schooling at Marist Brothers Eastwood and gained my Higher School Certificate in 1975.

Legal Qualifications

I completed the Solicitors Admission Board course in June 1980 and I was admitted as a solicitor of the Supreme Court of New South Wales and the High Court of Australia in December 1980.

I hold a current unrestricted practising certificate.

WORK EXPERIENCE

1999 - Monardo Solicitors

Property and Commercial Law.

1997 - 1999 Legal Counsel, Leda Holdings Pty Ltd – Then the largest private landlord in Australia with interests in property development and commercial property in NSW, QLD and Canberra.

My work was varied in the property development and conveyancing area. As well, I co-ordinated the groups extensive litigation matters.

See Major Projects List.

1992 - 1997 Consultancy Practice - I was contracted on retainer to provide legal services to -

- **The Galore Group Ltd (Barbeques Galore)**, public listed company
- **Fletchers Fotographics Pty Ltd**, franchise chain
- **PC Direct Computers Pty Ltd**, computer company
- **Landmarks Constructions Pty Ltd**, building company

I also acted for private clients, including **Rebel Sport Ltd**, a public listed company, **Oporto** food franchise chain and a property developer and for **Ricon Constructions** and **Bourcon Constructions**, both building companies.

MAJOR PROJECTS ON WHICH PHIL MONARDO HAS WORKED

PROPERTY DEVELOPMENT & CONVEYANCING

Inner city, commercial development, \$50+ million.

North Sydney, commercial building, \$11 million

‘Wavelength’ Cronulla, Apartments, 74 strata lots **off the plan**.
Kirribilli, apartments, 4 strata lots **off the plan** (multi million). **St Peters**, terrace houses, 34 lots **off the plan**.

Rozelle, apartments 22 strata lots **off the plan**. **Picton**, land subdivision, **16 lots off the plan**.

‘Settlers Rise’, Tahmoor, Land subdivision, 41 lots **off the plan**.

Leda Holdings Pty Ltd, property development:

- **Kotara**, NSW (\$10m) sale of land to Schrodgers Trust with agreement for development of a homemaker centre and leasing obligations
- **Kotara**, NSW (\$40m+) agreement for development of homemakers centre and leasing obligations
- **Riverside Park**, North Ryde, (\$3.87m) NSW Put &Call purchase from CSIRO
- **Riverside Park #1** North Ryde (\$19m), NSW sale to Meridian Trust (Tyndall) with agreement for redevelopment into 2 office buildings and leasing obligations
- **Riverside Park #2** North Ryde, NSW (\$8.6m) purchase for redevelopment into 4 strata office buildings under a put & call
- **Rosebery** – NSW (\$3.1m) sale of industrial building to Trent Nathan which involved a stratum subdivision and subdivision of land.
- **Fairfield West**, NSW (\$3.6m) purchase for redevelopment into shopping centre
- **Fairfield West**, NSW (\$6m) sale of shopping centre to Aldi
- **City**, Heritage Floor Space sale (\$885,000)
- **Botany**, NSW (\$12.75m) purchase of Ampol terminal including contamination issues
- **Rydalmere**, NSW (\$12.5m) sale of industrial warehouse to property trust
- **Fairfield**, NSW (\$4.5m) purchase of industrial warehouse under a put & call option
- **Alexandria**, NSW (\$4.8m) purchase of industrial units
- **City**, (\$12.5m) sale of commercial building

Lidis Group Pty Ltd, Property Trust

- **Rhodes**, NSW \$3.5m purchase of land for residential development
- **Rhodes**, NSW \$14m resale of contaminated land for residential development
- **Petersham**, NSW \$3m sale of nursing home

Sale/leaseback of Hanimex headquarters at Brookvale to the State Super Board.

\$5.5m sale which included the construction of a new head-office, administration, sales and warehouse complex of some 18,000 square feet, and heading the co-ordination of the relocation of four operations under the one roof in the new building.

COMMERCIAL LEASING

Leda Holdings,

- **Homemakers Centre** at Kotara (\$m)
- **Riverside Park** premises to Revlon (\$8.5m)
- **Rydalmere**, NSW \$13.5m, lease of industrial warehouse
- **City**, leasing of neon signage to Cody

Durham Developments Pty Ltd -a joint venture between **Esanda & Turner Corp Ltd** in the leasing of Turner House North Sydney, including to Brambles and Wilsons Carparking

Joint venture between Citoh (Japan) and Turner Corp - leasing of Orion Park, Lane Cove, including to **Acer Computers, Compaq Computers and Remington.**

Barbeques Galore - commercial leasing throughout Australia and administering portfolio of 100 leases – retail, industrial and commercial.

Rebel Sport - commercial leasing throughout Australia.

Optic Express - commercial leasing throughout Australia.

Fletchers Photographics - commercial leasing throughout Australia.

Gelato Messina – 50+ retail premises from strip shops to shopping centres.

CONSTRUCTION PROJECTS

Rozelle, preparation of construction contract for apartments building, 22 lots.

Turner Corporation Ltd - post contractual negotiations with Australia Post on the new Australia Post Head office, Strawberry Hills

Turner Corporation Ltd - preparation of subcontracts on the following sites:

- **Turner House**, Nth Sydney
- **Rest Hotel**, Milsons Point
- **Gazebo Hotel**, Parramatta
- **Orion Rd**, Lane Cove

Ricon Constructions Pty Ltd - post contractual negotiations with clients.

Landmarks Constructions (NSW) Pty Ltd - post contractual negotiations with clients.

Acting for Consolidated Waterproofing in post contractual negotiations with clients, including **Public Works, Opera House Project**.

CONSTRUCTION LITIGATION

Turner Corp - Co-ordinating external solicitors acting for in disputes with **Aust Post** and **Rest Hotel**.

Turner Corp - in disputes with clients and subcontractors on the following sites:

- Turner House, Nth Sydney eg **Di Martin & Gasparini**
- Brookvale site eg **Frankipile**
- Gazebo Hotel, Parramatta eg **Sid Fishers company**.
- Rest Hotel, Milsons Point
- Orion Rd, Lane Cove

Ricon Constructions - disputes with clients and subcontractors

Landmarks Constructions - disputes with clients and subcontractors

Consolidated Waterproofing - disputes with clients eg **Public Works**

JOINT VENTURES

Turner Corp - joint venture agreements with **Citoh** of Japan (Construction & Leasing)

Turner Corp - joint venture agreements with **First Toronto** (Developing Tourist Resorts)