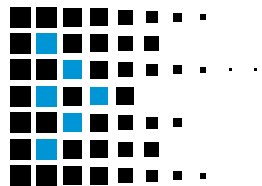


portfolio



Australasian  
Property Developments





# Developer Profile

Australasian Property Developments is an Adelaide based development and construction organisation servicing the local real estate market with over 35 years of building experience.

We are an exceptionally innovative and progressive company involved with all facets of the market, including industrial, commercial and retail developments, together with “top end” residential projects.

With extensive experience and knowledge of the local real estate industry, we understand the needs of our customers with the design and implementation of tenant’s specific requirements being a key factor in the success of our business model.

The broad range and extent of projects undertaken has provided a benchmark of not only quality end products, but a level of cost efficiency that translates favourably to the tenant’s bottom line.

The provision of total fit-out packages is another component of services offered to our clients to afford a seamless transition to new premises. Our capacity to accommodate the complete design and implementation of internal fit-out works incorporating the supply of partitioning, workstations, business furniture, joinery, communications systems etc, contributes to the ease and simplicity of tenancy hand over and substantially reduces the complexities of relocation.

Australasian Property Developments has the expertise, knowledge and most importantly the capacity to deliver a product, as specified and within stringent time frames. This has been underwritten by the success of the projects undertaken with the satisfaction of clients being the primary objective.

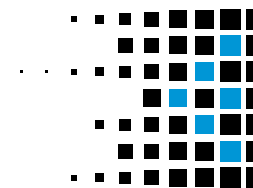
Projects in excess of \$80 million have been undertaken in recent years.







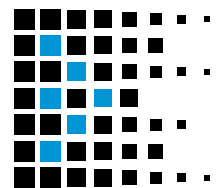
# 169 Pirie Street, Adelaide



- A future acquisition of a prime City asset of 8,000 sqm approx which was originally constructed as the headquarters for Adelaide Bank, who will now be vacating in late 2013.
- An extensive refurbishment shall be undertaken including initiatives to increase the NABERS rating to a target figure of 4.5 stars.
- Being one of Adelaide's most prominent buildings, its ultra convenient location overlooking Hindmarsh Square combined with large floorplates and 110 on-site carparks will attract high calibre tenants seeking first class office accommodation.







# Avenues Shopping Centre

A significant purchase of a prized retail asset to add diversity to APD's portfolio. This major inner eastern, well established Neighbourhood Shopping Centre, located only 2 kilometres from the CBD, is anchored by a fully refurbished and expanded Coles supermarket together with 18 specialty shops and a tavern. The property is fully leased.

Situated on a huge site of 1.564 hectares, there exists major value add opportunities, and further upgrading of the Centre will ensure and enhance the positioning of the Avenues for its long term future.

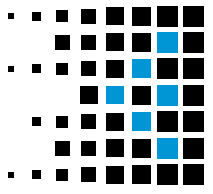






# Bunnings Modbury

## North East Road, Modbury



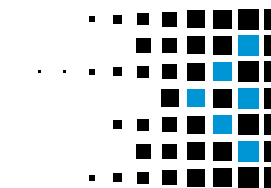
- Initial site consolidation of some 17,000 square metres for the design and construction of a Bunnings warehouse store.
- The facility of approximately 8,000 square metres is one of the largest hardware stores in South Australia.
- It is also a property of great distinction in the locality, occupying an exceptionally prominent site near Westfield Tea Tree Plaza's regional shopping centre.







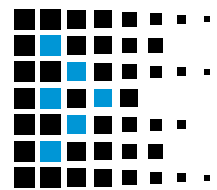
# 151 South Terrace, Adelaide



- This is truly an impressive example of the capabilities of APD to engage a major refurbishment of the whole building, which was completed within a tight timeframe.
- The end result was a magnificent headquarters for Transfield Services.







# 62 Greenhill Road, Wayville

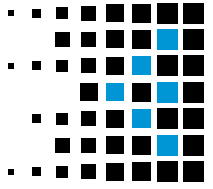
■ A quality fringe property with secure long term leases, ideal as a passive investment.







# 57 Greenhill Road, Wayville



Another prime Fringe development within the thriving Greenhill Road precinct. This project has been underpinned by a pre-commitment to Eye Medics over two whole floors, comprising a state-of-the-art Opthamology practice with top end finishes and fixtures evolved from a turnkey fitout which enabled minimal interruption to the tenant's continuance of operation and has been exceptionally well received by staff and patients alike.

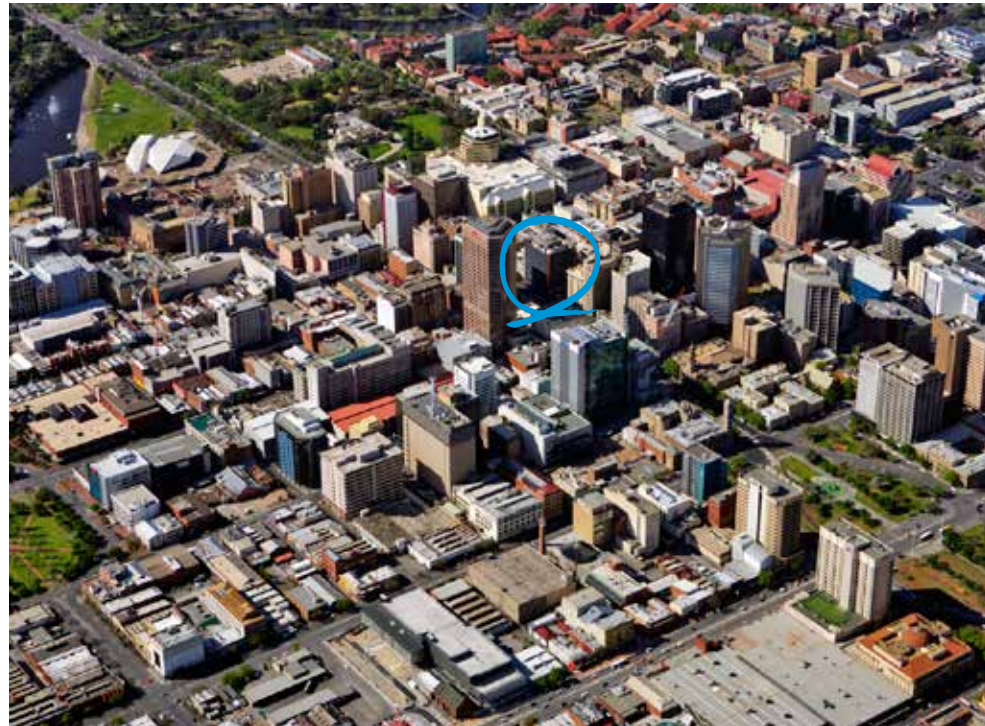
The ground floor has also been committed to a multi-national logistics company to complete a fully leased investment prior to completion.





# 80 King William Street, Adelaide

- A core CBD office tower comprising 12,000 square metres over 11 levels.
- Purchased predominantly vacant, a complete internal and external retro-fit was undertaken resulting in a building of the highest quality and prominence attracting international, national and government tenants to provide 100% occupation in a very short timeframe.
- Each level's fit-out was coordinated, designed and constructed by APD, again adopting a very close working relationship with each tenant, to deliver a specific, brand new office environment for the occupants.



# 85-89 King William Street, Kent Town

- Lucid Engineers requested the services of APD to locate an appropriate site to house and build their new premises.
- The ideal property was sought in the inner eastern suburbs and a design and construct opportunity was instigated utilising first class materials and many design features to showcase their position in the building industry.





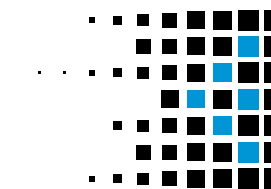
# Del Monte, Henley Beach



- This icon heritage building on the foreshore which originally operated as a hotel, has been transformed into 12 luxury apartments and restaurant facility with pool, gym and sauna facilities providing the ultimate in beachside living.
- 3 penthouse apartments were built on the adjoining allotment.



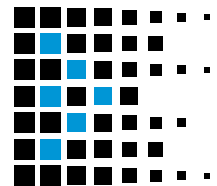
# 8 Beulah Road, Norwood



- A speculative office building of approximately 1,000 square metres built to satisfy the demand of the tight fringe market.
- An innovative design taking maximum advantage of the natural light and a striking appearance from the streetscape.
- Fully pre-leased prior to completion.

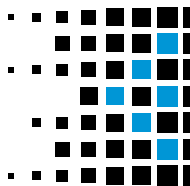






## 205 Greenhill Road, Wayville

- Acquired totally vacant, transformed into a prime office building with pre-commitments from tenants as a result of understanding their specific requirements and working in close association with the tenants throughout the design and fit-out stages.

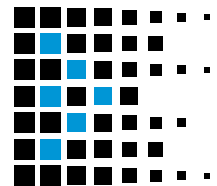


## 186 Greenhill Road, Parkside

- The largest and most prominent building on Greenhill Road, successful negotiations with the sole tenant, KBR Engineers, were concluded to retain this international tenant in the building on a new 10 year lease. A major internal and external refurbishment was critical to the needs of tenant and landlord alike.





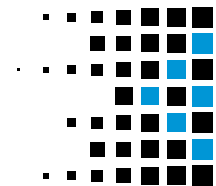


# Norwood Central The Parade, Norwood

- Occupying a premium Parade address, Norwood Central was a joint venture development of a Strata Titled retail and commercial building, in association with 36 new residential apartments at the rear known as the Orange Lane Apartments.



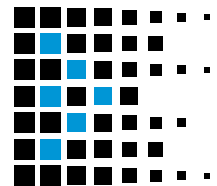
# 53-59 The Parade, Norwood



- This retail/commercial property was purchased initially with various vacancies including the whole of the first floor comprising 1,000 sqm.
- With considerable imagination and foresight, this area was converted to house BankSA's Business Banking operation.





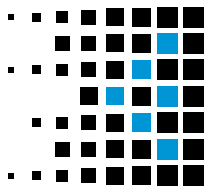


# 42 Nelson Street, Stepney

- A wonderful conversion of a substantial, yet secondary, building in a prime eastern suburbs location. The upgrade was conducted in a fastidious nature and within a timely fashion to meet the demands of a pre-commitment from a major call centre tenant.



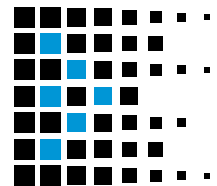
# 192 Melbourne Street, North Adelaide



- New three level office building with a pre-commitment from the National Australia Bank to house their inner suburban business banking operations. The balance of the space leased prior to completion and stands as one of the premier office developments in North Adelaide.

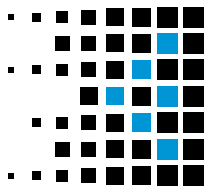






# Pooraka Enterprise Park

- Pooraka Enterprise Park began as a Greenfield development site of 50,000 sqm and was quickly transformed into a major industrial park with design and construct facilities including commitments from Cavpower, Best Bar and Mechvac.



# DWN Distribution Main North Road, Pooraka

- APD provided consultancy services to Adelaide Produce Markets Limited for the development of this brand new cold storage facility for the consolidation of DWN's operations.





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