COMPANY PROFILE
Point Property Group is a privately owned and operated, diverse property development and investment company.

Our track record over the past 25 years has seen us develop turn-key industrial developments, industrial parks, retail and bulky-goods showrooms, suburban office developments, residential subdivisions, residential developments and holiday resorts.

We have surrounded ourselves with the very best professional advisors for town planning, traffic planning, demographic studies, feasibility studies, architects, builders, engineers and interior designers. As we have become involved in a diverse range of developments, the strong relationships that we have built with these independent consultants have allowed us flexibility to choose the perfect team of consultants tailor-made for each particular job.

This enables us to assess and complete projects speedily and economically. We have developed stable long-term partnerships with legal, financial and accounting groups.

Some of our clients include.....Telstra, Pacific Dunlop, Orica, Ramset, K-Mart, Seven/Eleven, Mobil, Electrolux, Oroton, Mary Kaye Cosmetics, Victorian Department of Education, Outrigger Hotels, Kathmandu, Retravision, Rays Outdoors, Super Cheap Auto, Beach House Gymnasiums, Hifi Supermarkets and Subaru.
1. CURRENT PROJECTS
1.1 Industrial

**2 Bromham Place, Richmond:**
17 office warehouse units and 2 offices designed by Architects Nicholas Alexander. Demolition commenced in May 2008, construction is set to be complete by March 2009.

**621 Whitehorse Rd, Mitcham**
The final stage of our industrial subdivision was complete in May 2008. This stage involved 3 office warehouses designed by architects Nicholas Alexander, all of which were sold off the plan.

**300 Frankston Dandenong Rd, Seaford**
This 6 hectare site on a major roadway in Seaford is currently in town planning for a large industrial subdivision.

1.2 Residential

**5 Stillman St, Richmond**
We are currently completing an environmental audit for this site so that we can build 14 townhouses and 13 apartments in the heart of Richmond, only meters away from Bridge Rd.

1.3 Office

**3 Salisbury St, Richmond**
We have a town planning permit to build the final stand alone office building which will complete the Salisbury St office precinct. The permit allows 5,630m2 of office space over 3 levels and car parking onsite for 190 cars.
2. RECENT PROJECTS
2.1 Holiday Resorts

**The Beach Club – Palm Cove**
The Beach Club Palm Cove is a holiday destination resort just north of Cairns. The resort consists of 119 twin-keyed units, 8 retail shops, 4 restaurants, a massage and spa complex, conference center and 3 swimming pools. The resort is now managed by Peppers, and the final stage was completed in January 2004. All apartments were sold off the plan, and Point Property Group no longer has any involvement with running the hotel.

**The Beach Club – Port Douglas**
The Beach Club Port Douglas is a luxury resort that was based on the design of our previous success, The Beach Club Palm Cove. The resort consists of 50 twin-keyed units, a poolside café with swim up bar, a massage and spa complex, conference center and a huge lagoon pool. The resort will be managed by Outrigger, and 49 of the 50 apartments were sold off the plan. Construction commenced in August 2005, and was completed in June 2006. The resort is now run by Peppers, and once again Point Property Group no longer has any involvement with the running of the resort.
2.2 Residential

11 Church St, Toorak

Two modern townhouses designed by architects Rothe Lowman. Completed in late 2002, these luxurious executive 30 square homes have three bedrooms, stainless steel appliance kitchens and large open plan living areas that open into private rear courtyards.

110-112 Moray St, South Melbourne

Seven individually titled warehouse/showrooms with caretaker apartments, designed by architects Rothe Lowman. Each unit has its own street frontage, double garage, is set out over three levels and has a huge entertaining balcony with panoramic city views.
2.3 Retail Showrooms

**41-61 Boundary Rd, North Melbourne**

Subdivision and refurbishment of 5 office/showrooms and warehouses, each with large windows fronting Boundary Rd. The showrooms were sold individually and are now operating as Tradelink, Austress Fraycinet, Sumoto Motorbikes, Total Concept Productions and Hire Intelligence.

**Subaru Mentone – 25 Nepean Hwy Mentone**

Completed in March 2004, this 3000m2 Subaru Dealership is on the cutting edge of latest dealership designs.
MENTONE SHOWROOMS - 25 Nepean Hwy, Mentone

The Mentone Showrooms is a highway frontage development consisting of five bulky goods showrooms next door to Bunnings on the Nepean Hwy, Mentone. Construction was complete in May 2004. Point Property Group owns the land, and is planning on holding the development as an investment, given the irreplaceable position, the quality of the tenants and the length of the leases. Current tenants include: Hifi Supermarkets, Retravision, Super Cheap Auto, The Beach House Gymnasium and Rays Outdoors.
2.4 Industrial

**23A Smith Rd, Springvale**

A 14,000 square meter office/warehouse and showroom facility refurbished to house Airport Luggage Pty Ltd. The building was designed to better facilitate the warehousing needs of the company, including high-level racking systems and dock levelers. The modern showrooms and offices have been architecturally designed to be flexible in nature allowing for future expansion.

**33-35 Batman St, West Melbourne**

An industrial subdivision carving up 5,000 square meters of buildings and selling them off individually, right on the fringe of the city. Plans were also obtained for three townhouses on a vacant parcel of 262 square meters of land, and later sold as a development site with the permit.

**621 Whitehorse Rd, Mitcham**

A 5000m2 office/warehouse building built for Spartan School Supplies was completed in June 2005. The building was an extensive refurbishment of the shell of an existing warehouse, plus the addition of an all new office area.
2.5 Offices

1 Salisbury St, Richmond

Designed by architects Rothe Lowman, 1 Salisbury St is a modern stand alone office building which has been leased to Berry St Victoria for 10 years. The building consists of two levels of offices, each floor-plate of approximately 900m2, with a basement car-park for 49 cars. The building was completed in October 2006.

2 Salisbury St, Richmond

2 Salisbury St is another stand alone office building, designed by Rothe Lowman Architects, which houses the new Point Property Group office, as well as another 3 office tenancies (each of approximately 220m2). A basement provides parking for 24 cars in this building.
Point Property Group obtained a permit from council for a new development of 20 office units of 3,475 square meters. The land and permit were then sold.
3. CURRENT INVESTMENTS AND TENANTS
3.1 Retail Showrooms

**283-285 Whitehorse Road – Nunawading**
Repco superstore of 650 square meters on the Golden Mile of Whitehorse Rd. Lease term is 10 years x 5 years x 5 years.

**1178-1180 Nepean Highway – Cheltenham**
A showroom of 620 square meters opposite Southland Shopping Centre. This showroom was originally built for Tradelink, but is now occupied by Urban Rhythm furniture, and has been recently refurbished. Lease term is 10 years x 5 years x 5 years.

**110 Church Street – Richmond**
Refurbishment to accommodate National Australia Bank district office and retail bank of 755 square meters, along with 30 car spaces. Lease term is 4 years x 4 years.
102 – 104 Whitehorse Road – Blackburn

Stand alone Kathmandu showroom development of 673 square meters on a 10 x 10 year lease.

86 Church Street – Richmond

Seven Eleven convenience store and petrol station development on a 5 x 5 year lease.

52 Stamford Road – Oakleigh

A self-serve car wash for Autobrite Carwash Pty Ltd on 240m²
3.2 Office/Warehouse

**96 Church Street – Richmond**

Office/warehouse development for Ramset Fasteners Australia Pty Ltd of 1170 square meters and 24 car parks on a 6 year lease.

![Image of 96 Church Street](image1.png)

**13 Gilbert Park Drive – Scoresby**

Office/warehouse for Electrolux Pty Ltd (4,200 square meter building) on a 3 x 3 year lease.

![Image of 13 Gilbert Park Drive](image2.png)

**2 Bromham Place, Richmond**

A 3,650 square meter office and warehouse for Moonlighting International on a 5 x 5 year lease.

![Image of 2 Bromham Place](image3.png)
2A Bromham Place, Richmond

Office/warehouse and factory for Cavendish Furniture on a 6 x 2 year lease.
4. HISTORY OF GROUP DEVELOPMENTS
4.0 History Of Group Developments

4.1 Industrial

50 Rooks Road – Nunawading
Refurbishment of five office warehouse units of 5,300m²

5-7 Dunlop Road – Mulgrave
Hi-tech office/warehouse development for B.W.D. Instruments Pty Ltd

5-7 Cromwell Parade – Footscray West
Office and factory development for I.C.I. Australia P/L of 550m²

125 Highbury Road – Burwood
Major warehouse and office for Craftsman Press Limited of 10,500m²

104-110 Keys Road – Moorabbin
Refurbishment of 10 industrial units 4,600m²

41-49 Norcal Road – Nunawading
“Eastern Business Centre”
New development of 24 industrial units totaling 4,800m²

29-31 Lionel Road – Waverley
Industrial investment leased to Commonwealth Paper Co 2,360m²

295-297 Wickham Road – Moorabbin
Development of eight industrial units 2,050m²
551 Burwood Highway – Knoxfield
Office warehouse for Mary Kay Cosmetics 2,280m²

557 Burwood Highway – Knoxfield
Investment office/factory leased to Techsheet Plastics 5,000m²

38-50 Sheehan Road – West Heidelberg
Major three unit industrial development of 6000m²

25 Havelock Road – Bayswater
Two industrial units of 6000m²

104-120 Rupert Street – Collingwood
Major refurbishment of four industrial properties 2,350m²

52-70 Sparks Avenue – Fairfield
Investment property leased to PGA Logistics Pty Ltd 9,580m²

460 High Street – Preston
Development of two industrial units 560m²
4.2 Office

**16-18 Ellingworth Parade – Box Hill**
Three level office building 1,500m$^2$

**687 Mount Alexandra Road – Moonee Ponds**
Two level office building 470m$^2$

**399 Riversdale Road – Hawthorn**
Two level office development 350m$^2$

**199 Grattan Street – Carlton**
Two level office development

**321 Camberwell Road – Camberwell**
Two level office development of four strata office suites

**168-170 Hoddle Street – Abbotsford**
Two story office development 244m$^2$
4.3 Retail Showrooms

2-4 Dora Street – Heidelberg
Showroom development for Beacon Lighting 725m²

27-45 Camberwell Road – Hawthorn
Subdivision & refurbishment of four commercial properties 4,030m²

447-453 Ballarat Road - Sunshine
Repco superstore 650m²

603-619 Whitehorse Road – Mitcham
Major showroom development 2,200m²

1391 Ferntree Gully Road – Scoresby
Retail showroom development of 1100m²

322 Wantirna Road – Wantirna
The development of self serve car wash for Autobrite Carwash Pty Ltd 240m²

700 Creswick Road – Ballarat
The development of self service car wash for Autobrite Carwash Pty Ltd 240m²
176 Hull Road – Mooroolbark
The development of self service car wash for Autobrite Carwash Pty Ltd
280m²

119 Surrey Road – Blackburn
The development of self service car wash for Autobrite Carwash Pty Ltd
240m²

371 Blackburn Road – Mount Waverley
The development of self service car wash for Autobrite Carwash Pty Ltd
280m²

983 Doncaster Road – East Doncaster
The development of self service car wash for Autobrite Carwash Pty Ltd
220m²

985 Doncaster Road – East Doncaster
Kmart Tyre and Auto service outlet 300m²

1236 Toorak Road – Hartwell
Kmart Tyre and Auto service outlet 430m²

266 Dorset Road – Boronia
Kmart Tyre and Auto service outlet 300m²

290-292 Keilor Road – Niddrie
Kmart Tyre and Auto service outlet 360m²
157 Rosamond Road – Maribyrnong
Kmart Tyre and Auto service outlet 300m²

8 Cambridge Street – Box Hill
Kmart Tyre and Auto service outlet 445m²
4.4 Residential

**Canterbury Road – Heathmont**
23 lot residential subdivision

**544 Blackburn Road – East Doncaster**
30 lot residential subdivision

**11-31 Gold Street – Collingwood**
11 lot residential development

**Sandown Views Estate – Springvale**
Residential rezoning and subdivision of 44 allotments and 4 multi-unit sites