



# Investor Site Tour – Melbourne November 2007

## Victoria Harbour

Colin Geisler

Construction / Project Manager – Dock 5



# Overview – Dock 5

- First residential offering in Victoria Harbour
- 148 apartments
  - 4 Home offices
  - 17 Plaza apartments
  - 113 Tower apartments
  - 12 Sky homes (individually styled homes)
  - 2 penthouses
- 13 retail tenancies



# Sales

- 142 of the 148 apartments sold
- Typical price / size
  - Home Office 168m<sup>2</sup> – A\$899,000
  - Plaza 81m<sup>2</sup> – A\$530,000
  - Tower View 135m<sup>2</sup> – A\$1,055,100
  - Penthouse 360m<sup>2</sup> – A\$3,900,000
- Settlements commenced during December 2006



# Project Statistics



- 32 levels
- Overall gross area – 38,600m<sup>2</sup>
- Construction commenced July 2004; construction duration 30 months
- Integrated Lend Lease Development and Bovis Lend Lease approach including
  - Collaborative approach to monitoring and decision making process during the project by LLD and BLL
  - Ability to incorporate changes during construction to support sales effort, both at purchaser request and to support sales strategy
  - Incorporation of marketing suite within project during construction to support sales effort

