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FIRMLY ESTABLISHED ACROSS AUSTRALIA  
The FKP Community of Properties

OCTOBER, 2008

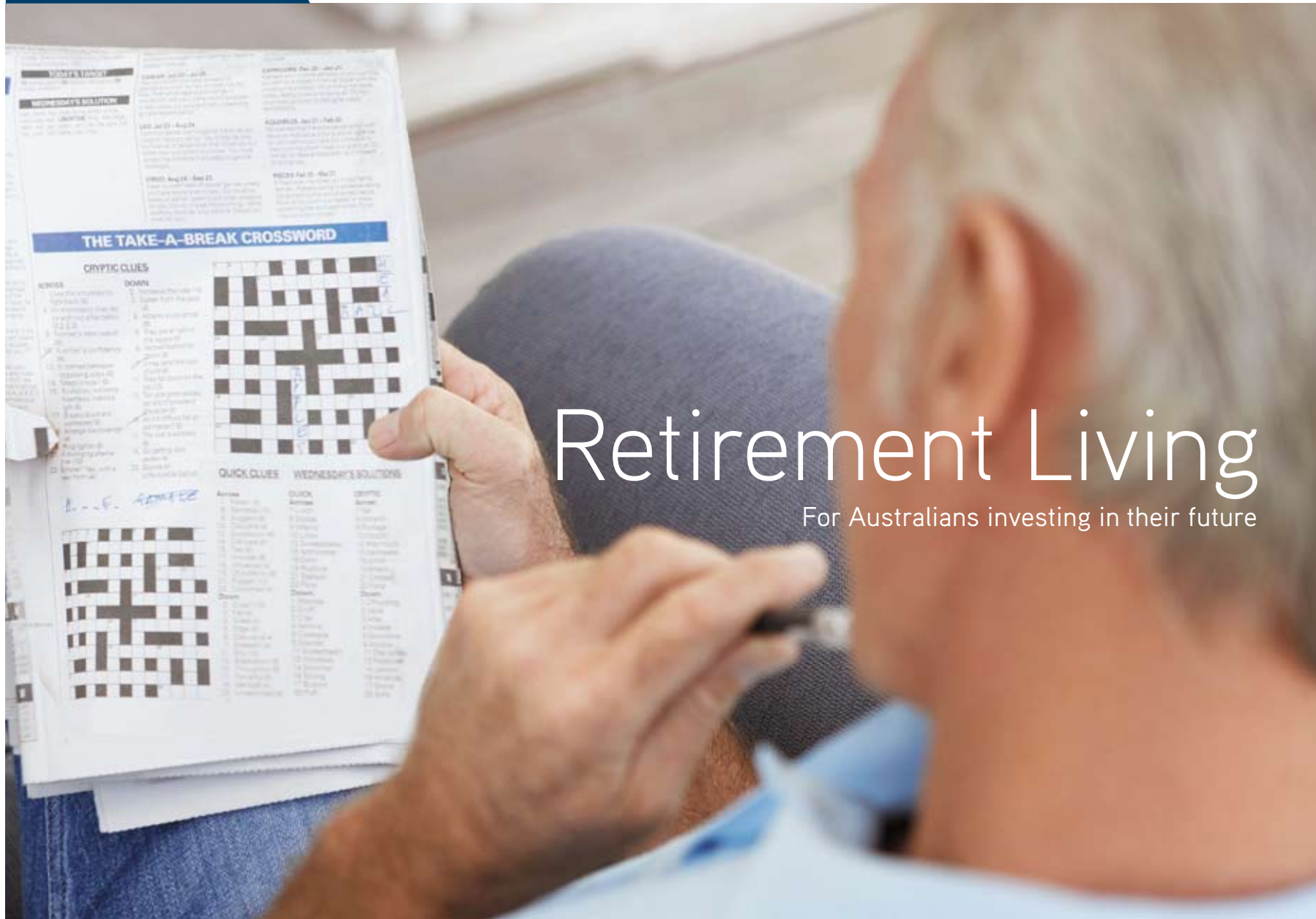




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THE FKP COMMUNITY OF PROPERTIES



# Retirement Living

For Australians investing in their future

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**AVEO ACKLAND PARK**

Aveo Ackland Park is located on South Road in Everard Park, a short drive from Adelaide, Glenelg and the beach.



**AVEO ALBANY CREEK**

Aveo Albany Creek is ten minutes from Aspley and Chermside shopping centres, and approximately thirty minutes from the Brisbane CBD.



**AVEO AMITY GARDENS**

Situated at Ashmore on the Gold Coast, Aveo Amity Gardens is five minutes from Ashmore City Shopping Centre and ten minutes from Nerang RSL and the Gold Coast Hospital.



**AVEO ASPLEY COURT**

Located twenty five minutes from Brisbane on Albany Creek Road, Aveo Aspley Court has access to a wide range of local amenities.

LOCATION	EVERARD PARK, SA
ILU	30
SA	20
TOTAL LOTS	50
CURRENT PRICE RANGE	\$175,000 - \$260,000
OWNER	FKP

LOCATION	ALBANY CREEK, QLD
ILU	252
SA	83
TOTAL LOTS	335
CURRENT PRICE RANGE	\$100,000 - \$500,000
OWNER	FOREST PLACE GROUP

LOCATION	ASHMORE, QLD
ILU	119
SA	-
TOTAL LOTS	119
CURRENT PRICE RANGE	\$190,000 - \$300,000
OWNER	FKP

LOCATION	ASPLEY, QLD
ILU	118
SA	44
TOTAL LOTS	162
CURRENT PRICE RANGE	\$65,000 - \$355,000
OWNER	FKP

**ILU** – Independent Living Units  
**SA** – Serviced Apartments

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**AVEO CONCIERGE BALWYN**

Conveniently located on a quiet street, adjacent to Beckett Park and Maranoa Gardens.



**AVEO BALWYN MANOR**

Located in Maleela Avenue, Aveo Balwyn Manor is prime real estate with public transport to the city within a few minutes walk.



**AVEO BANORA POINT**

Resort-style Community Centre close to Banora Point Shopping Centre and Club Banora's sporting and recreation facilities.



**AVEO CONCIERGE BAYSIDE**

Located a short drive from beaches, shopping facilities and public transport in the suburb of Hampton.

LOCATION	BALWYN, VIC
ILU	88
SA	-
TOTAL LOTS	88
CURRENT PRICE RANGE	\$210,000 - \$715,000
OWNER	RETIREMENT VILLAGES GROUP

LOCATION	BALWYN, VIC
ILU	-
SA	58
TOTAL LOTS	58
CURRENT PRICE RANGE	\$149,000 - \$515,000
OWNER	RETIREMENT VILLAGES GROUP

LOCATION	BANORA POINT, NSW
ILU	124
SA	-
TOTAL LOTS	124
CURRENT PRICE RANGE	\$310,000 - \$430,000
OWNER	RETIREMENT VILLAGES GROUP

LOCATION	HAMPTON, VIC
ILU	86
SA	-
TOTAL LOTS	86
CURRENT PRICE RANGE	\$235,000 - \$430,000
OWNER	RETIREMENT VILLAGES GROUP

**ILU** - Independent Living Units

**SA** - Serviced Apartments



### AVEO BAYVIEW GARDENS

Aveo Bayview Gardens is situated in the Sydney northern beaches area. The Pittwater protected bay is nearby to the north, while Ku-ring-gai Chase National Park is to the west.



### AVEO BENTLEIGH

Aveo Bentleigh is located within walking distance to the shops, cafes, the local RSL and all the amenities available in the Bentleigh shopping precinct. Public transport is available at the bus stop directly in front of the property.



### AVEO BOTANIC GARDENS

Located adjacent to Cranbourne Royal Botanic Gardens.



### AVEO THE BRAES

Aveo The Braes is located in historic Reynella, with a walk to neighbourhood amenities and a short drive into the city of Adelaide.

LOCATION	BAYVIEW, NSW
ILU	263
SA	38
TOTAL LOTS	301
CURRENT PRICE RANGE	\$120,000 - \$650,000
OWNER	FKP

LOCATION	BENTLEIGH, VIC
ILU	27
SA	43
TOTAL LOTS	70
CURRENT PRICE RANGE	\$90,000 - \$300,000
OWNER	RETIREMENT VILLAGES GROUP

LOCATION	CRANBOURNE, VIC
ILU	156
SA	-
TOTAL LOTS	156
CURRENT PRICE RANGE	\$220,000 - \$340,000
OWNER	RETIREMENT VILLAGES GROUP

LOCATION	REYNELLA, SA
ILU	103
SA	28
TOTAL LOTS	131
CURRENT PRICE RANGE	\$65,000 - \$270,000
OWNER	FKP

**ILU** – Independent Living Units

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**AVEO BRIDGEMAN DOWNS**

Located on the north side of Brisbane in the suburb of Bridgeman Downs. It is located less than thirty minutes from Brisbane CBD and driving distance to Moreton Bay.



**AVEO CAMDEN DOWNS**

Great location, Aveo Camden Downs is south west of Sydney via the M5 motorway.



**AVEO CARINDALE**

Aveo Carindale residents enjoy Bulimba Creek nature reserve with Brisbane, Cleveland, Logan and the motorway within easy reach.



**AVEO CARISFIELD**

Aveo Carisfield offers a location in Seaton with access to Adelaide, nearby bus and train service and shops.

LOCATION	BRIDGEMAN DOWNS, QLD
ILU	113
SA	73
TOTAL LOTS	186
CURRENT PRICE RANGE	\$160,000 - \$485,000
OWNER	FKP

LOCATION	CAMDEN SOUTH, NSW
ILU	64
SA	-
TOTAL LOTS	64
CURRENT PRICE RANGE	\$240,000 - \$350,000
OWNER	RETIREMENT VILLAGES GROUP

LOCATION	CARINDALE, QLD
ILU	66
SA	42
TOTAL LOTS	108
CURRENT PRICE RANGE	\$70,000 - \$335,000
OWNER	FKP

LOCATION	SEATON, SA
ILU	103
SA	-
TOTAL LOTS	103
CURRENT PRICE RANGE	\$220,000 - \$360,000
OWNER	FKP

**ILU** - Independent Living Units  
**SA** - Serviced Apartments





**AVEO CHERRY TREE GROVE**

Set in a prime Croydon location, Aveo Cherry Tree Grove is a hub of activity amidst a peaceful, laid back environment.



**AVEO CLAYFIELD**

On the former St Columban's College site, Aveo Clayfield has easy access to all the activities and amenities of this premier neighbourhood.



**AVEO CLEVELAND**

Situated in Cleveland, just three kilometres from the Town Centre and just twenty six kilometres south-east of Brisbane city.



**AVEO CLEVELAND GARDENS**

This established village is located close to Queensland's Moreton Bay.

LOCATION	CROYDON, VIC
ILU	353
SA	36
TOTAL LOTS	389
CURRENT PRICE RANGE	\$160,000 - \$510,000
OWNER	RETIREMENT VILLAGES GROUP

LOCATION	ALBION, QLD
ILU	105
SA	-
TOTAL LOTS	105
CURRENT PRICE RANGE	\$250,000-\$1,320,000
OWNER	FOREST PLACE GROUP

LOCATION	CLEVELAND, QLD
ILU	91
SA	28
TOTAL LOTS	119
CURRENT PRICE RANGE	\$150,000 - \$475,000
OWNER	FOREST PLACE GROUP

LOCATION	ORMISTON, QLD
ILU	154
SA	65
TOTAL LOTS	219
CURRENT PRICE RANGE	\$135,000 - \$410,000
OWNER	FKP

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**AVEO CRESTVIEW**

Aveo Crestview is situated in the inner northern suburbs of Adelaide. It offers easy access to public transport and all local amenities.



**AVEO DERWENT WATERS**

Located approximately twenty minutes from the centre of Hobart, and thirty minutes from the shopping and amenities of Salamanca Place.



**AVEO THE DOMAIN COUNTRY CLUB**

Located in Ashmore, close to amenities and convenient to the Gold Coast and set on forty two acres of land.



**DOMAINE**

Positioned in the heart of Doncaster, the village is minutes from Doncaster Westfield Shopping Centre.

LOCATION	HILLCREST, SA
ILU	88
SA	-
TOTAL LOTS	88
CURRENT PRICE RANGE	\$210,000 - \$285,000
OWNER	FKP

LOCATION	CLAREMONT, TAS
ILU	112
SA	45
TOTAL LOTS	157
CURRENT PRICE RANGE	\$100,000 - \$310,000
OWNER	FKP

LOCATION	ASHMORE, QLD
ILU	321
SA	54
TOTAL LOTS	375
CURRENT PRICE RANGE	\$185,000 - \$575,000
OWNER	FKP

LOCATION	DONCASTER, VIC
ILU	169
SA	-
TOTAL LOTS	169
CURRENT PRICE RANGE	\$225,000 - \$660,000
OWNER	RETIREMENT VILLAGES GROUP

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**AVEO DURACK**

Aveo Durack is set on 18.5 hectares next to a wetland sanctuary in the Brisbane outer west, approximately twenty five minutes drive from the Brisbane CBD.



**AVEO EDRINGTON PARK**

Once home to Lord and Lady Casey, the Aveo Edrington Park Community Centre is set on five acres of established gardens. Facilities include grand lounge, library, billiards and special occasion dining.



**FERNBANK**

Located in St Ives, the village is surrounded by Garigal National Park, and is twenty kilometres from the Sydney CBD.



**AVEO FOUNTAIN COURT**

Box Hill Central and Westfield Shopping Town are close by with a smaller shopping centre opposite the village entrance.

LOCATION	DURACK, QLD
ILU	423
SA	104
TOTAL LOTS	527
CURRENT PRICE RANGE	\$95,000 - \$470,000
OWNER	FOREST PLACE GROUP

LOCATION	BERWICK, VIC
ILU	149
SA	35
TOTAL LOTS	184
CURRENT PRICE RANGE	\$160,000 - \$410,000
OWNER	RETIREMENT VILLAGES GROUP

LOCATION	ST IVES, NSW
ILU	156
SA	38
TOTAL LOTS	194
CURRENT PRICE RANGE	\$110,000 - \$750,000
OWNER	RETIREMENT VILLAGES GROUP

LOCATION	BURWOOD, VIC
ILU	130
SA	41
TOTAL LOTS	171
CURRENT PRICE RANGE	\$195,000 - \$610,000
OWNER	RETIREMENT VILLAGES GROUP

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**AVEO FULHAM**

Aveo Fulham is located on Henley Beach Road in Fulham offering access to the city, Glenelg, West Lakes and Henley Beach.



**AVEO THE GEORGE**

Positioned in the heart of Sandringham, just a short drive from beaches, shopping facilities, local clubs and public transport.



**AVEO GLYNDE LODGE**

Located in north-eastern suburbs of Adelaide, with access to the city and amenities.



**AVEO GREENLEAVES**

Onsite salon and the outdoor bowling green with Garden City Shopping Centre and Cinema Complex across the road.

LOCATION	FULHAM, SA
ILU	68
SA	27
TOTAL LOTS	95
CURRENT PRICE RANGE	\$50,000 - \$315,000
OWNER	FKP

LOCATION	SANDRINGHAM, VIC
ILU	112
SA	-
TOTAL LOTS	112
CURRENT PRICE RANGE	\$180,000 - \$465,000
OWNER	RETIREMENT VILLAGES GROUP

LOCATION	GLYNDE, SA
ILU	80
SA	-
TOTAL LOTS	80
CURRENT PRICE RANGE	\$175,000 - \$305,000
OWNER	FKP

LOCATION	UPPER MT GRAVATT, QLD
ILU	103
SA	-
TOTAL LOTS	103
CURRENT PRICE RANGE	\$140,000 - \$330,000
OWNER	RETIREMENT VILLAGES GROUP

**ILU** – Independent Living Units  
**SA** – Serviced Apartments



**AVEO GULF POINT**

With a North Haven location, Aveo Gulf Point is only a short drive to the city.



**AVEO HAMPTON HEATH**

This village is near the Mornington Peninsula Dandenong Ranges, and Gippsland area.



**AVEO THE HAVEN**

Aveo The Haven is set close to the ocean and marina in the heart of North Haven with access to Port Adelaide and the city of Adelaide.



**AVEO HAWTHORN**

Located on Riversdale Road, just ten minutes from the city, a short walk to Camberwell Junction and close to shops, bowls and golf clubs.

LOCATION	NORTH HAVEN, SA
ILU	55
SA	-
TOTAL LOTS	55
CURRENT PRICE RANGE	\$210,000 - \$385,000
OWNER	FKP

LOCATION	HAMPTON PARK, VIC
ILU	53
SA	-
TOTAL LOTS	53
CURRENT PRICE RANGE	\$200,000 - \$250,000
OWNER	FKP

LOCATION	NORTH HAVEN, SA
ILU	36
SA	31
TOTAL LOTS	67
CURRENT PRICE RANGE	\$55,000 - \$215,000
OWNER	FKP

LOCATION	HAWTHORN, VIC
ILU	-
SA	30
TOTAL LOTS	30
CURRENT PRICE RANGE	\$85,000 - \$110,000
OWNER	RETIREMENT VILLAGES GROUP

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**HUNTERS GREEN VILLAGE**

Close to shopping centres, Cranbourne Racecourse and Recreation Reserve and Cranbourne Royal Botanic Gardens and Leisure Centre.



**AVEO KINGS PARK**

Aveo Kings Park is located on Goodwood Road in Kings Park with access to Adelaide.



**AVEO KINGSTON GREEN**

Aveo Kingston Green is in a prime location amongst paved village courts and gardens and Southland Shopping Centre is within easy reach.



**AVEO LEABROOK LODGE**

Features a north-eastern location convenient to the city and Adelaide Hills region.

LOCATION	CRANBOURNE, VIC
ILU	42
SA	-
TOTAL LOTS	42
CURRENT PRICE RANGE	\$285,000 - \$385,000
OWNER	RETIREMENT VILLAGES GROUP

LOCATION	KINGS PARK, SA
ILU	19
SA	31
TOTAL LOTS	50
CURRENT PRICE RANGE	\$35,000 - \$350,000
OWNER	FKP

LOCATION	CHELLENHAM, VIC
ILU	107
SA	40
TOTAL LOTS	147
CURRENT PRICE RANGE	\$170,000 - \$600,000
OWNER	RETIREMENT VILLAGES GROUP

LOCATION	ROSTREVOR, SA
ILU	62
SA	-
TOTAL LOTS	62
CURRENT PRICE RANGE	\$180,000 - \$310,000
OWNER	FKP

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**AVEO LEISURE COURT**

Centrally located in the Adelaide western suburbs, only six kilometres from Adelaide city, two kilometres from Henley Beach and within reach of West Lakes and Glenelg.



**AVEO LINDSAY GARDENS**

Located in Buderim, just seven kilometres from the ocean and close to the Eumundi Markets, Coolum Beach, Maroochydore, Alexandra Headlands and Mooloolaba.



**AVEO LINDFIELD GARDENS**

Situated between Ku-ring-gai Chase National Park and Middle Harbour in Sydney northern suburbs. Located fifteen kilometres from the Sydney CBD.



**AVEO LISSON GROVE**

Set on a secluded street in Hawthorn, near walking trails, the Yarra River and just six kilometres from the Melbourne CBD.

LOCATION	FULHAM GARDENS, SA
ILU	43
SA	-
TOTAL LOTS	43
CURRENT PRICE RANGE	\$170,000 - \$255,000
OWNER	FKP

LOCATION	BUDERIM, QLD
ILU	122
SA	52
TOTAL LOTS	174
CURRENT PRICE RANGE	\$60,000 - \$350,000
OWNER	FKP

LOCATION	EAST LINDFIELD, NSW
ILU	138
SA	41
TOTAL LOTS	179
CURRENT PRICE RANGE	\$130,000 - \$830,000
OWNER	FKP

LOCATION	HAWTHORN, VIC
ILU	-
SA	41
TOTAL LOTS	41
CURRENT PRICE RANGE	\$140,000 - \$355,000
OWNER	RETIREMENT VILLAGES GROUP

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**AVEO MANLY GARDENS**

Situated in Manly on an elevated site, a short distance from Moreton Bay and the Esplanade.



**AVEO MANOR GARDENS**

Aveo Manor Gardens is located in Salisbury East with railway stops and a local bus stop within access to the city of Adelaide.



**THE MANORS OF MOSMAN**

Set in Mosman, just five kilometres from the Sydney CBD, Middle Harbour and Balmoral Beach.



**AVEO MAPLE GROVE**

Located at Casula, Maple Grove is a thirty five minute drive along the M5 motorway from the centre of Sydney and the southern beaches.

LOCATION	MANLY, QLD
ILU	168
SA	-
TOTAL LOTS	168
CURRENT PRICE RANGE	\$210,000 - \$280,000
OWNER	FKP

LOCATION	SALISBURY EAST, SA
ILU	40
SA	32
TOTAL LOTS	72
CURRENT PRICE RANGE	\$55,000 - \$240,000
OWNER	FKP

LOCATION	MOSMAN, NSW
ILU	133
SA	20
TOTAL LOTS	153
CURRENT PRICE RANGE	\$360,000-\$2,300,000
OWNER	RETIREMENT VILLAGES GROUP

LOCATION	CASULA, NSW
ILU	112
SA	-
TOTAL LOTS	112
CURRENT PRICE RANGE	\$255,000 - \$285,000
OWNER	FKP

**ILU** – Independent Living Units  
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**AVEO MELROSE PARK**

Aveo Melrose Park is set in the Mitcham Council area with a short drive to Adelaide and nearby access to the city, Glenelg and the beach.



**AVEO MINGARRA**

Situated at Croydon close to the Dandenong ranges, the Yarra Valley and within forty minutes of the Melbourne CBD.



**AVEO MINKARA RESORT**

Set on thirty two magnificent acres at Bayview, close to the Northern beaches and less than an hour from the heart of Sydney.



**AVEO MOSMAN GROVE**

Five kilometres from the Sydney CBD, the village is located on Heydon Street close to Mosman amenities.

LOCATION	MELROSE PARK, SA
ILU	89
SA	36
TOTAL LOTS	125
CURRENT PRICE RANGE	\$105,000 - \$360,000
OWNER	FKP

LOCATION	CROYDON, VIC
ILU	91
SA	-
TOTAL LOTS	91
CURRENT PRICE RANGE	\$240,000 - \$490,000
OWNER	FKP

LOCATION	BAYVIEW, NSW
ILU	159
SA	43
TOTAL LOTS	202
CURRENT PRICE RANGE	\$165,000 - \$820,000
OWNER	FKP

LOCATION	MOSMAN, NSW
ILU	31
SA	37
TOTAL LOTS	68
CURRENT PRICE RANGE	\$215,000 - \$700,000
OWNER	RETIREMENT VILLAGES GROUP

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### AVEO MOUNTAIN VIEW

The village is three kilometres from the centre of Murwillumbah, which has a thriving shopping centre and local community.



### AVEO NEWMARKET

Located in a quiet setting approximately ten minutes drive from the Brisbane CBD.



### AVEO OAK TREE HILL

Aveo Oak Tree Hill is one of Melbourne's most centrally located retirement villages.



### AVEO THE PARKS

Positioned close to the heart of Cairns and within reach of The Great Barrier Reef and Wet Tropics Rainforest.

LOCATION	MURWILLUMBAH, NSW
ILU	220
SA	51
TOTAL LOTS	271
CURRENT PRICE RANGE	\$40,000 - \$275,000
OWNER	FKP

LOCATION	NEWMARKET, QLD
ILU	75
SA	-
TOTAL LOTS	75
CURRENT PRICE RANGE	\$265,000 - \$330,000
OWNER	FKP

LOCATION	GLEN WAVERLEY, VIC
ILU	146
SA	46
TOTAL LOTS	192
CURRENT PRICE RANGE	\$160,000 - \$330,000
OWNER	RETIREMENT VILLAGES GROUP

LOCATION	CAIRNS, QLD
ILU	126
SA	-
TOTAL LOTS	126
CURRENT PRICE RANGE	\$155,000 - \$335,000
OWNER	FKP

**ILU** - Independent Living Units

**SA** - Serviced Apartments



**AVEO PENINSULA GARDENS**

Less than an hour from Sydney, the village is located on the Sydney northern beaches.



**AVEO PEREGIAN SPRINGS COUNTRY CLUB**

Located halfway between Noosa and Maroochydore, Aveo Peregian Springs Country Club has quick access to the beaches and lifestyle of the Sunshine Coast.



**AVEO PINE LAKE**

Spacious village overlooking forty-acre lake. Close to shopping centres, leisure facilities and the Palm Beach Currumbin RSL.



**AVEO PINETREE**

Conveniently located nearby shopping facilities, public transport and parkland and Tunstall Square Shopping Centre is just a short walk away.

LOCATION	BAYVIEW, NSW
ILU	73
SA	39
TOTAL LOTS	112
CURRENT PRICE RANGE	\$130,000 - \$360,000
OWNER	FKP

LOCATION	PEREGIAN SPRINGS, QLD
ILU	113
SA	48
TOTAL LOTS	161
CURRENT PRICE RANGE	\$90,000 - \$690,000
OWNER	FKP

LOCATION	ELANORA, QLD
ILU	147
SA	-
TOTAL LOTS	147
CURRENT PRICE RANGE	\$145,000 - \$325,000
OWNER	RETIREMENT VILLAGES GROUP

LOCATION	DONVALE, VIC
ILU	72
SA	-
TOTAL LOTS	72
CURRENT PRICE RANGE	\$250,000 - \$305,000
OWNER	RETIREMENT VILLAGES GROUP

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**PITTWATER PALMS**

Located in the coastal suburb of Avalon, approximately one hour north of the Sydney CBD.



**PROSPECT HILL VILLAGE**

Situated just metres from Burke Road shopping and Camberwell Market and within walking distance of Camberwell Station and Burke Road tram.



**AVEO RIDGECREST**

Aveo Ridgecrest is located in one of Canberra's most desirable areas. It's just a few minutes from Belconnen Shopping Centre and close to Canberra town centre.



**AVEO RIVERSDALE MANOR**

Situated thirty minutes from the CBD in Box Hill, close to public transport, a variety of shops, golf, bowls and tennis clubs.

LOCATION	AVALON, NSW
ILU	127
SA	40
TOTAL LOTS	167
CURRENT PRICE RANGE	\$95,000 - \$690,000
OWNER	RETIREMENT VILLAGES GROUP

LOCATION	CAMBERWELL, VIC
ILU	63
SA	-
TOTAL LOTS	63
CURRENT PRICE RANGE	\$450,000 - \$1,650,000
OWNER	RETIREMENT VILLAGES GROUP

LOCATION	PAGE, ACT
ILU	126
SA	-
TOTAL LOTS	126
CURRENT PRICE RANGE	\$330,000 - \$520,000
OWNER	RETIREMENT VILLAGES GROUP

LOCATION	BOX HILL, VIC
ILU	-
SA	36
TOTAL LOTS	36
CURRENT PRICE RANGE	\$75,000 - \$105,000
OWNER	RETIREMENT VILLAGES GROUP

**ILU** - Independent Living Units  
**SA** - Serviced Apartments



### AVEO RIVERVIEW

Aveo Riverview is located in Elizabeth Vale, a short drive to Adelaide and adjacent to the Little Para River and Park.



### AVEO ROBERTSON PARK

Aveo Robertson Park is situated close to many neighbourhood facilities and within reach to Brisbane city and the M1 motorway.



### AVEO ROBINA

Aveo Robina has a prime location on the Gold Coast, located in the Robina neighbourhood.



### AVEO ROSEVILLE

Aveo Roseville is ideally located for shopping, with a choice of shopping centres close by.

LOCATION	ELIZABETH VALE, SA
ILU	53
SA	-
TOTAL LOTS	53
CURRENT PRICE RANGE	\$100,000 - \$230,000
OWNER	FKP

LOCATION	ROBERTSON, QLD
ILU	35
SA	38
TOTAL LOTS	73
CURRENT PRICE RANGE	\$80,000 - \$380,000
OWNER	FKP

LOCATION	ROBINA, QLD
ILU	126
SA	-
TOTAL LOTS	126
CURRENT PRICE RANGE	\$225,000 - \$350,000
OWNER	FKP

LOCATION	DONCASTER EAST, VIC
ILU	110
SA	38
TOTAL LOTS	148
CURRENT PRICE RANGE	\$170,000 - \$495,000
OWNER	RETIREMENT VILLAGES GROUP

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**RYLANDS OF BRIGHTON**

Located next door to the Brighton Recreation Centre and metres from Church Street Brighton. A daily shuttle bus is available.



**SACKVILLE GRANGE**

One of Melbourne's most prestigious suburbs, and minutes to transport, great restaurants, shopping and entertainment.



**AVEO SOUTHPORT GARDENS**

An elevated location in an established suburb. Centrally located, just five minutes from the shops and amenities of Southport.



**AVEO SPRINGTHORPE**

Fourteen kilometres north east of the Melbourne CBD, Aveo Springthorpe boasts a natural environment close to a major city.

LOCATION	BRIGHTON, VIC
ILU	71
SA	-
TOTAL LOTS	71
CURRENT PRICE RANGE	\$380,000 - \$725,000
OWNER	RETIREMENT VILLAGES GROUP

LOCATION	KEW, VIC
ILU	96
SA	-
TOTAL LOTS	96
CURRENT PRICE RANGE	\$550,000 - \$1,525,000
OWNER	RETIREMENT VILLAGES GROUP

LOCATION	SOUTHPORT, QLD
ILU	90
SA	-
TOTAL LOTS	90
CURRENT PRICE RANGE	\$90,000 - \$195,000
OWNER	FKP

LOCATION	MACLEOD, VIC
ILU	68
SA	-
TOTAL LOTS	68
CURRENT PRICE RANGE	\$390,000 - \$525,000
OWNER	RETIREMENT VILLAGES GROUP

**ILU** - Independent Living Units  
**SA** - Serviced Apartments



**AVEO SUNBURY**

Located close to Sunbury station, the RSL, churches, shopping centres and next to the Sunbury Recreation Reserve.



**AVEO SUNNYBANK GREEN**

Aveo Sunnybank Green is a short drive from Brisbane with access to the M1 motorway and the Sunnybank neighbourhood.



**AVEO TARINGA**

Aveo Taringa has easy access to Toowong and Indooroopilly shopping centres, the city and South Bank.



**AVEO TEMPLESTOWE**

Located in the heart of Lower Templestowe, just a short drive from Doncaster Westfield Shopping Centre, close to public transport, scenic walking tracks, bowls and golf clubs.

LOCATION	SUNBURY, VIC
ILU	79
SA	-
TOTAL LOTS	79
CURRENT PRICE RANGE	\$265,000 - \$370,000
OWNER	RETIREMENT VILLAGES GROUP

LOCATION	SUNNYBANK, QLD
ILU	56
SA	-
TOTAL LOTS	56
CURRENT PRICE RANGE	\$115,000 - \$185,000
OWNER	FKP

LOCATION	TARINGA, QLD
ILU	102
SA	37
TOTAL LOTS	139
CURRENT PRICE RANGE	\$200,000 - \$685,000
OWNER	FOREST PLACE GROUP

LOCATION	LOWER TEMPLESTOWE, VIC
ILU	20
SA	59
TOTAL LOTS	79
CURRENT PRICE RANGE	\$105,000 - \$380,000
OWNER	RETIREMENT VILLAGES GROUP

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**TOORAK PLACE**

Apartments have views over the city, Toorak or the bay. Located within Toorak Village, with direct access to restaurants, shopping, professional services and galleries.



**AVEO TRANQUILITY GARDENS**

Minutes from the Helensvale CBD and Westfield Town Centre and only a few minutes from the M1 Motorway link between Brisbane and New South Wales.



**AVEO VERONICA GARDENS**

Set on a quiet street, just fifteen minutes from the city, close to transport, shops, parks, restaurants, cafes and service.



**AVEO WESTPORT**

Located on Old Port Road with access to Port Adelaide, Adelaide City and the ocean.

LOCATION	TOORAK, VIC
ILU	55
SA	-
TOTAL LOTS	55
CURRENT PRICE RANGE	\$385,000-\$1,740,000
OWNER	RETIREMENT VILLAGES GROUP

LOCATION	HELENSVALE, QLD
ILU	114
SA	-
TOTAL LOTS	114
CURRENT PRICE RANGE	\$65,000 - \$200,000
OWNER	FKP

LOCATION	NORTHCOTE, VIC
ILU	57
SA	62
TOTAL LOTS	119
CURRENT PRICE RANGE	\$60,000 - \$410,000
OWNER	RETIREMENT VILLAGES GROUP

LOCATION	QUEENSTOWN, SA
ILU	62
SA	-
TOTAL LOTS	62
CURRENT PRICE RANGE	\$155,000 - \$250,000
OWNER	FKP

**ILU** – Independent Living Units  
**SA** – Serviced Apartments



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# Mixed use

Blending traditional divides

MIXED USE

**AERIAL** CAMBERWELL JUNCTION, VIC

**CIRCA** NORWEST BUSINESS PARK, NSW



**AERIAL**

Aerial is a flagship project for FKP and will be one of Melbourne’s most striking and recognisable pieces of architecture.

The unique design is by award winning architects, Wood Marsh, and consists of a podium plus tower model.

It is anticipated that Aerial will consist of 111 apartments and ground floor retail. The heritage listed ES&A bank building located within the site will be transformed into a boutique food and beverage use.

Basement parking will be available for residents and visitors.

Construction is anticipated to commence in 2009.

RESIDENTIAL APARTMENTS	111
RETAIL	1,450 sqm
COMMERCIAL	-
PROJECT / ASSET VALUE	\$125 M
EXPECTED COMPLETION DATE	LATE 2011
KEY TENANTS	TBA



**CIRCA\***

Upon completion, Circa will be a vibrant, professional precinct, where business and lifestyle converge.

Encompassing a total of 300,000 sqm of built product, it is the final release of the award winning Norwest Business Park. A joint venture between FKP and Mulpha Australia, Mulpha FKP Pty Ltd will manage the development of 150,000 sqm.

Sub-areas within Circa include CircaRetail, CircaWorks and CircaCampus, providing tenants and owners with choice in size, location, design and aspect.

Construction commenced in early 2008 on CircaRetail.

RESIDENTIAL APARTMENTS	-
RETAIL	5,000 sqm
COMMERCIAL	145,000 sqm
PROJECT / ASSET VALUE	\$650 M (DEVELOPMENT ONLY)
EXPECTED COMPLETION DATE	2015
*DEVELOPED BY	MULPHA FKP Pty Ltd

MIXED USE

**GASWORKS** NEWSTEAD, QLD

**LEXINGTON CORPORATE I** NORWEST BUSINESS PARK, NSW



**GASWORKS**

Standing boldly against the Brisbane skyline, the Newstead gasometer is an indelible icon. A reference point in the city’s cultural heart. Soon it will be the centrepiece of a vibrant and unique inner city community. It will be the culmination of high quality design and innovation and is set to become one of Brisbane’s most significant developments in decades.

We have development approval for approximately 100,000 sqm and are currently seeking approval for an additional 185,000 sqm.

**LEXINGTON CORPORATE I**

Lexington Corporate is a modern, timeless design with functional, low maintenance approach making it the ideal workplace for business of all kinds. Stage I consists of a large integrated and interconnected building of 8 levels comprising a mix of strata office, showroom, service retail and warehouse space and is the only project within Norwest Business Park to combine such a mixture, allowing it to accommodate a wide range of uses.

Perfectly positioned close to major transport links including the M7 Sydney Orbital and the proposed 2010 North Western Rail Link, Lexington Corporate has easy access to North Sydney and the Sydney CBD via the M2 and Lane Cove Tunnel. It also has two major street frontages to Old Windsor Road and Lexington Drive, offering accessibility and excellent street exposure to one of the major thoroughfares of northwest Sydney.

RESIDENTIAL APARTMENTS	800
RETAIL	28,000 sqm
COMMERCIAL	45,000 sqm
PROJECT / ASSET VALUE	\$800 M (INCLUDING ENERGEX BUILDING)
EXPECTED COMPLETION DATE	ENERGEX BUILDING MID 2010 FURTHER STAGES 2018
KEY TENANTS	TBA

RESIDENTIAL APARTMENTS	-
RETAIL	15,000 sqm
COMMERCIAL	5,000 sqm
PROJECT / ASSET VALUE	\$70 M
EXPECTED COMPLETION DATE	COMPLETED AND SOLD
KEY TENANTS	WESTPAC SANITARIUM HEALTH FOODS FITNESS FIRST



**LEXINGTON CORPORATE II**

Lexington Corporate is a modern, timeless design with functional, low maintenance approach making it the ideal workplace for business of all kinds. Stage II consists of an integrated and interconnected building of 6 levels comprising a mix of office, showroom, service retail and warehouse space and a 77 place childcare, and is the only project within Norwest Business Park to combine such a mixture, allowing it to accommodate a wide range of uses.

Positioned close to major transport links including the M7 Sydney Orbital and the proposed 2010 North Western Rail Link, Lexington Corporate has access to North Sydney and the Sydney CBD via the M2 and Lane Cove Tunnel. It also has two major street frontages to Old Windsor Road and Lexington Drive, offering accessibility and street exposure to one of the major thoroughfares of Northwest Sydney.

RESIDENTIAL APARTMENTS	-
RETAIL	6,500 sqm
COMMERCIAL	4,500 sqm
PROJECT / ASSET VALUE	\$50 M
EXPECTED COMPLETION DATE	COMPLETED
KEY TENANTS	REAL MCCOY METRICON HOMES



**THE MILL**

Albion, located on the fringe of Brisbane city, has long been identified by the historic Albion Flour Mill and accompanying silos. As urban renewal starts to change the face of Albion these iconic structures will become the cornerstone of a vibrant village community known as The Mill. Featuring contemporary apartments, as well as commercial and retail offerings, The Mill Albion combines all the elements Brisbane residents crave - sophisticated inner city apartments, comprehensive commercial opportunities and a mix of convenience and lifestyle retail. The Mill Albion will provide access to public transport connecting major centres in South East Queensland.

RESIDENTIAL APARTMENTS	143
RETAIL	6,200 sqm
COMMERCIAL	21,000 sqm
PROJECT / ASSET VALUE	\$300 M
EXPECTED COMPLETION DATE	2011
KEY TENANTS	TBA

MIXED USE

**UNION** MILTON, QLD

**VILLAGE EPSOM** BENDIGO, VIC



**UNION**

Union is a proposed iconic mixed use development situated on the fringe of Brisbane city that will elevate commercial, retail, hotel and residential opportunities to a new level. Boasting cutting edge architectural design, Union is set to raise the benchmark of Brisbane’s urban fabric while delivering an environmentally and socially sustainable design solution. Drawing on the principles of a transit-oriented community, Union will capitalise on its outstanding location immediately adjacent to and above Milton Railway Station to deliver a vibrant urban destination. Incorporating two separate, distinct buildings and linked by a vibrant retail concourse, Union will become the preferred destination to live, work and play.

**VILLAGE EPSOM**

Located seven kilometres north of Bendigo, the Village Epsom centre is designed to grow with the needs of local residents.

Stage 1 of the Village Epsom will be anchored by a Safeway supermarket, Safeway Caltex petrol station, 1 hectare of landscaped parkland and up to approximately twenty-one speciality shops offering a range of quality goods and services.

Future stages of the development may include two retail pad sites, a childcare centre and twenty-one residential allotments.

Landscaping has been planned to be sympathetic to the local area, with a hectare of community parkland included in the design, providing locals and visitors with a place to unwind and relax.

RESIDENTIAL APARTMENTS	210
RETAIL	2,600 sqm
COMMERCIAL	14,000 sqm
PROJECT / ASSET VALUE	\$300 M
EXPECTED COMPLETION DATE	2012
KEY TENANTS	TBA

RESIDENTIAL APARTMENTS	21
RETAIL	6,000 sqm
COMMERCIAL	-
PROJECT / ASSET VALUE	\$15 M
EXPECTED COMPLETION DATE	MID 2009
KEY TENANTS	SAFeway SUPERMARKET, SAFeway CALTEX PETROL OUTLET, PELICAN CHILDCARE

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# Apartments

New ways for people to live together





**A2**

Stage II of the Artise development, A2, consists of 52 apartments, retail tenancies and office accommodation.

Designed by SJB architects, the two buildings contain 1 bedroom, 1+ study, 2+ study apartments and a 3+ study bedroom apartment.

More than 55% of the apartments have been pre-sold in the lead up to construction commencement. The retail and commercial space is yet to be released to the market .

Construction commenced in August 2008, and is expected to be completed in late 2009.

With northerly views to the CBD and first class recreational facilities, A2 will be home for tenants and owner occupiers, wishing to live close to the city, eastern suburb beaches and the airport.

RESIDENTIAL APARTMENTS	52
% SOLD	55%
PROJECT / ASSET VALUE	\$35 M
EXPECTED COMPLETION DATE	LATE 2009



**ARTISE**

A modern residential apartment development located in a suburb undergoing regeneration, only six kilometres from the CBD.

The 36 dwellings comprised of 1, 2 and 3 bedroom units, within one building, with a further eight 2+study townhouses in a stand alone building. Parking and carwash facilities are available within the basement structure.

Designed by SJB Architects the development has seen a mix of investors and owner occupiers purchase within the strata complex. Clever design features include cross flow ventilation, solar access and water storage.

Upon completion of Stage II, referred to as A2, the complex will include a 25m lap pool, gymnasium, retail precinct and office area.

RESIDENTIAL APARTMENTS	36
% SOLD	80%
PROJECT / ASSET VALUE	\$20 M
EXPECTED COMPLETION DATE	COMPLETED

APARTMENTS

**HORTON PARK** MAROOCHYDORE, QLD

**RYDGES SABAYA** PORT DOUGLAS, QLD



**HORTON PARK**

Horton Apartments are located in the vibrant heart of Maroochydore, the CBD of the Sunshine Coast, only a short drive from bustling Mooloolaba. Comprised of two towers, the Lakeside Tower caters for owner-occupiers and the Parkside Tower, offers investment grade property and features resort-style accommodation and facilities created expressly to appeal to holiday makers. Generous balconies bring the outdoors in and provide ample space for sunset cocktails or alfresco dining. Quality appliances and fittings have been chosen for the gourmet kitchens and luxuriously appointed bathrooms. Complex features include a resort pool, residents lap pool, fully equipped gym and extensive landscaped gardens and BBQ areas.

RESIDENTIAL APARTMENTS	145
% SOLD	55%
PROJECT / ASSET VALUE	\$60 M
EXPECTED COMPLETION DATE	COMPLETED



**RYDGES SABAYA**

Rydges Sabaya Resort Port Douglas, offers 1 and 2 bedroom apartments close to the heart of the vibrant restaurant precinct of Port Douglas. Rydges Sabaya has outstanding facilities including restaurant, choice of lounge and pool bar, tour desk, resort shop, day spa, business centre and an array of conference facilities from board rooms to ball rooms.

FKP have retained the majority of the resort which is being traded with a view to increasing value and to generate earnings.

TOTAL RESORT APARTMENTS	127
RETAINED APARTMENTS	104
PROJECT / ASSET VALUE	\$50 M
EXPECTED COMPLETION DATE	COMPLETED



APARTMENTS

**SL8** WEST END, QLD

**VUE** QUAY STREET, BRISBANE, QLD



**SL8**

SL8 at West End is a contemporary residential development that blends a sophisticated architectural solution with the rawness and organic feel of West End. Boasting dramatic, river and city views, Donovan Hill's bold contemporary design blends to create the ultimate home environment. Generous, open space inside SL8 apartments creates a level of spatial comfort to accommodate the contemporary household. A variety of configurations provide the opportunity for families or sharing renters to live harmoniously, or even home office to operate unobtrusively. This impact of comfort and liveability, while ensuring all facets of your lifestyle are catered for. Apartment types range from 1, 2 and 3 bedrooms with two-storey Skyhomes and Townhouses offering residents a variety of lifestyle choices.

RESIDENTIAL APARTMENTS	112
% SOLD	82%
PROJECT / ASSET VALUE	\$60 M
EXPECTED COMPLETION DATE	MID 2009



**VUE**

VUE is the landmark residential development on the waters edge of Brisbane life. The VUE project comprises of three separate buildings, each providing different aspects and views conveniently located riverside and within close proximity to the Brisbane CBD. FKP developed the City side and North side towers. The City side tower is ten levels high, the River tower is eight levels high and the North side tower is four levels high. With contemporary two and three bedroom apartments VUE is a precinct unto itself with a focus on people, place and experience. A salt water pool with spa, BBQ, poolside entertainment area, recreation room with gym equipment, a secure taxi set down/pickup zone and elegant planting integrate VUE's distinctive visual presence into a place to just be, and belong.

RESIDENTIAL APARTMENTS	107
% SOLD	100%
PROJECT / ASSET VALUE	\$50 M
EXPECTED COMPLETION DATE	COMPLETED AND SOLD

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# Retail

How scale meets local



RETAIL

**MT ANNAN CENTRAL** MT ANNAN, NSW

**TARNEIT RETAIL** TARNEIT, VIC



**MT ANNAN CENTRAL**

Situated just five minutes drive from the M5 motorway. A centre with an estimated trade area population of 18,000 and parking for 200 vehicles.

Featuring flexible tenancy sizes from 50 sqm, planned pedestrian walkway linking the surrounding residential developments, generous landscaped outdoor areas including alfresco café and dining areas, spacious floor plans on a single level and air conditioned mall and tenancies.

SITE AREA	1.6 ha
LETTABLE AREA	4,750 sqm
PROJECT / ASSET VALUE	\$25 M
EXPECTED COMPLETION DATE	MID 2009 AND SOLD
KEY TENANTS	COLES



**TARNEIT RETAIL**

The proposed Tarneit West Neighbourhood Centre will comprise 5,000 square metres of retail floor space, including a full line 3,200 sqm supermarket. It is envisaged the remaining 1,800 square metres of speciality shops will include a mix of traditional convenience tenancies such as a pharmacy, newsagency, bakery and butcher, in addition the proposed centre will be serviced by approximately 225 car spaces.

Planning approval is anticipated mid 2009 with construction to commence shortly thereafter.

SITE AREA	1.5 ha
LETTABLE AREA	5,000 sqm
PROJECT / ASSET VALUE	\$20 M
EXPECTED COMPLETION DATE	MID 2010
KEY TENANTS	TBA



**BROWNS PLAINS – BULKY GOODS**

Village Square is a master planned mixed use retail and commercial office destination occupying 16 hectares in the heart of Browns Plains. Superbly positioned in a high performing, growing catchment and offering excellent access to Mt Lindsay Highway and Browns Plains Road, Village Square combines bulky goods, main street lifestyle and convenience retail with dining and office accommodation opportunities. Purpose-built bulky goods facilities, coupled with easily accessible loading bays, and ample car parking will deliver the critical ingredients for bulky goods tenants to flourish at Village Square.

\* The project is a joint venture with Harvey Norman

SITE AREA	5.9 ha
LETTABLE AREA	25,000 sqm
PROJECT / ASSET VALUE	\$60 M
EXPECTED COMPLETION DATE	LATE 2008
KEY TENANTS	HARVEY NORMAN



**BROWNS PLAINS – TOWN CENTRE**

Village Square Town Centre will deliver true convenience to the Browns Plains community and surrounding areas. Local customers and office workers will be drawn to the easily accessible retail situated within a busy dining precinct. Village Square is a master planned mixed use retail and commercial office destination occupying 16 hectares in the heart of Browns Plains. Village Square will combine bulky goods, main street lifestyle and convenience retail with dining and office accommodation opportunities.

SITE AREA	3.3 ha
LETTABLE AREA	12,500 sqm
PROJECT / ASSET VALUE	\$50 M
EXPECTED COMPLETION DATE	MID 2009
KEY TENANTS	TBA



**THE BUTTER FACTORY**

The historical Butter Factory redevelopment has been keenly anticipated by the local community and will become a prominent location for shoppers and retailers within Shepparton. Located on Wyndham Street, the main arterial route linking Melbourne and Shepparton, the retail centre will be ideally positioned.

Anchored by Dan Murphy’s Liquor Store and adjoining Shepparton’s only Quest Serviced Apartments and Aldi Supermarket, the development will also include ten premium retail tenancies.

The Butter Factory also offers an abundance of free on site parking for visitors use.

SITE AREA	0.6 ha
LETTABLE AREA	2,800 sqm
PROJECT / ASSET VALUE	\$10 M
EXPECTED COMPLETION DATE	MID 2009
KEY TENANTS	DAN MURPHY’S

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# Commercial

Changing the face of work





**CARRINGBUSH BUSINESS CENTRE**

Located in the heart of Collingwood just 3 kilometres from the Melbourne CBD, Carringbush Business Centre is a strata titled office building offering superior office accommodation. Its affordable pricing and access to amenities have made 'Carringbush' popular with not-for profit organisations.

In close proximity to Smith and Brunswick Streets, 'Carringbush' has public transport, shops and restaurants at its doorstep.

Carringbush Business Centre features 36 suites on three floors with flexible configurations, a three level atrium, and secure basement parking for 66 cars.

SITE AREA	0.5 ha
LETTABLE AREA	5,000 sqm
PROJECT / ASSET VALUE	\$15 M
EXPECTED COMPLETION DATE	COMPLETED
KEY TENANTS	AMNESTY INTERNATIONAL, EQUITY RESEARCH, MULTICULTURAL CENTRE FOR WOMEN'S HEALTH



**ENERGEX**

Australia's largest and Queensland's first Six Star Green Star office design building will be located at 33 Breakfast Creek Road, at the gateway to Newstead Riverpark, and all commercial space has been pre-leased to Energex. Designed by Cox Rayner, the Six Star Green Star by design building represents world leadership in office design and has been configured in a parallel wing-shape format combining large floor plates, an open ground floor plaza and landscaped glass atrium which extends the entire height of the development to maximise daylight penetration. Compared to the average Brisbane commercial office, 33 Breakfast Creek Road aims to reduce greenhouse emissions by 64%, electricity use by 64% and potable water use by 55%. This will be achieved through the incorporation of a number of innovative features such as chilled beam air conditioning, double glazing and a 200,000 litre water tank.

SITE AREA	1.0 ha
LETTABLE AREA	28,600 sqm
PROJECT / ASSET VALUE	SEE GASWORKS P23
EXPECTED COMPLETION DATE	MID 2010
KEY TENANTS	ENERGEX



**J6**

J6 is a mixed commercial and industrial development designed to sit comfortably within its natural bush settings on Sydney’s northern beaches. It consists of two distinct building forms, providing a variety of unit types and sizes to cater for a mix of prospective users.

The development covers almost 9,000 sqm of floor area, comprises a total of 81 units – comprising 38 warehouses, 26 office suites and six showrooms. J6 also offers tenants a range of on-site communal facilities including a café, outdoor terrace, and childcare facility. All units feature high clearance docking bays and factory unit mezzanines are flexible and suitable for office fit outs.

Air-conditioning is standard for all individual office suites and available if desired for factory units. In total J6 offers 212 parking spaces spread across the development and has two distinct entrances for the ground and upper levels.

SITE AREA	1.4 ha
LETTABLE AREA	4,910 sqm
PROJECT / ASSET VALUE	\$30 M
EXPECTED COMPLETION DATE	COMPLETED
KEY TENANTS	TBA



**KINGSWAY@MONASH**

Located in the heart of Melbourne’s fastest commercial growth area, Kingsway@Monash consists of four floors of office accommodation facing Springvale Road connected to a six-storey, 155-room Ibis Hotel, with separate entrances for hotel and offices.

Kingsway@Monash sits next to the acclaimed Harry Seidler-designed Monash Council Civic Centre, with the development carefully planned to complement the Council building and extend its character into a broader civic plaza.

Kingsway tenants further complement this aim, with the City of Monash occupying the first floor and the Department of Education and Early Childhood Development occupying the second and third floors.

The four commercial levels of Kingsway@Monash have achieved a Four Star ‘Green Star’ office design and is seeking a NABERS energy rating.

SITE AREA	0.4 ha
LETTABLE AREA	4,500 sqm
PROJECT / ASSET VALUE	\$15 M
EXPECTED COMPLETION DATE	COMPLETED AND SOLD
KEY TENANTS	CITY OF MONASH DEPT. OF EDUCATION & EARLY CHILDHOOD DEVELOPMENT





**LIFESTYLE WORKING**

Lifestyle Working is Brookvale’s ‘greenest’ commercial building, committed to achieving a Five-Star NABERS rating. Lifestyle Working is designed with the environmentally conscious small business in mind and built using sustainable materials. Lifestyle Working demonstrates what can be achieved by incorporating environmental principles with innovative design. Sustainability features include natural ventilation through movable glass louvres to reduce air conditioning costs, solar panels to supply energy to common areas and sensor lights in the car park. In addition, rainwater harvesting captures the rainfall for use in the building’s toilets, gardens and car washing facility. External window glazing allows the natural light in while reducing the heat load to the offices, further reducing air conditioning costs. Lifestyle Working features flexible strata office suites from 36 sqm and showroom space of up to 1,350 sqm. A range of common meeting rooms allow tenants to utilise their own space more efficiently by providing peak capacity for special events. Other building amenities include a ‘street’ of recycled ironbark timber through the centre of the development, an exclusive fitness centre featuring a 25 metre lap pool, café facilities with alfresco dining opportunities and direct access to Warringah Mall.

SITE AREA	1.2 ha
LETTABLE AREA	8,400 sqm
PROJECT / ASSET VALUE	\$75 M
EXPECTED COMPLETION DATE	COMPLETED
KEY TENANTS	WDA, CXC, INDEPENDENT STUDIOS, PENINSULAR LIVING, ALLAN HALL & ASSOCIATES



**TAC DEVELOPMENT**

The new corporate headquarters for Victoria’s Transport Accident Commission (TAC) in Geelong. The project, which FKP won by tender in 2006, consists of over 16,000 sqm of office and retail area, plus basement car parking. The TAC development is within easy walking distance of the Geelong railway station, bus interchange, waterfront, Deakin University, as well as the CBD retail precinct. The building has been designed to achieve a Five-Star rating and will utilise ecologically sustainable principles such as ‘low flow’ water devices, black water treatment, solar shading, solar boosted hot water and under-floor air-conditioning systems, setting a new benchmark for commercial space in Geelong. The TAC is due to commence operations at the new Brougham Street headquarters in January 2009 and will lease the building for a period of 20 years.

SITE AREA	0.6 ha
LETTABLE AREA	16,000 sqm
PROJECT / ASSET VALUE	\$85 M
EXPECTED COMPLETION DATE	LATE 2008
KEY TENANTS	TAC

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# Industrial

Where hard-working businesses gather



### EASTLINK BUSINESS PARK

Eastlink Business Park is an industrial land subdivision at Carrum Downs, 1.5 kilometres from the Eastlink Freeway, offering easy access to the Mornington Peninsula, interstate and Melbourne's CBD.

Eastlink Business Park consists of 107 lots with flexible industrial 1 zoning, which will be released in four stages. Lots range from 1288 sqm - 4.9 ha , providing flexible options for manufacturing and distribution tenants.

Eastlink Business Park has a comprehensive landscape master plan to maintain the theme of streetscape boulevards and open space areas. Eastlink comprises 1.79 hectares of reserves and 5.25 hectares of road reserves.

SITE AREA	32.0 ha
LOTS	107
PROJECT / ASSET VALUE	\$45 M
EXPECTED COMPLETION DATE	LATE 2009
STATUS	SELLING



### GEEBUNG

FKP intend to enter into a joint venture with FKP Core Plus Fund to redevelop two parts of the 6.3 ha site. The development will create a strata title business park and industrial work stores. The project also incorporates strata titled retail and office space to service the existing industrial precinct. These will be sold off to owner occupiers and investors.

SITE AREA	6.3 ha
LOTS	55
PROJECT / ASSET VALUE	\$30 M
EXPECTED COMPLETION DATE	EARLY 2011
STATUS	APPROVAL PHASE



### INDUSTROPLEX

Strategically located in Paget, South Mackay, Industroplex Industrial Estate is a master planned industrial precinct offering purchasers and tenants unique opportunities in one of the largest industrial developments in Mackay. Industroplex is zoned Industry (high impact), which permits 24 hour, 7 days a week operation. Hastings Deering, Force Equipment, National Tyres, ARB and other successful national companies have established premises at Industroplex. Stages 1 and 3 have already been released and Stage 4 has now been released, with lots ranging in size from 2,500 sqm to 14,130 sqm. Industroplex offers purchasers and tenants purpose-built facilities that are available to purchase or lease, as well as vacant serviced industrial lots for sale.

\* Stages 4 to 8 are a joint venture with Valad Property Group

SITE AREA	74.0 ha
LOTS	100
PROJECT / ASSET VALUE	\$110 M
EXPECTED COMPLETION DATE	LATE 2012
STATUS	SELLING



### LAKESIDE INDUSTRIAL VILLAGE

Located ten minutes from the southwest Sydney primary road hub, Lakeside Industrial Village is a fully serviced industrial estate offering convenient and flexible options for a range of businesses.

Lakeside Industrial Village comprises 37 lots ranging in size from approx 1,000 to 9,200 sqm. Lakeside is three minutes from the Campbelltown CBD and ten minutes from the intersection of the M5 and M7. It is intended that the village incorporate facilities such as a café/restaurant, a child care centre, landscaped tree lined streets, and walking and bicycle paths all built around two existing natural lakes.

SITE AREA	15.0 ha
LOTS	37
PROJECT / ASSET VALUE	\$30 M
EXPECTED COMPLETION DATE	LATE 2009
STATUS	SELLING



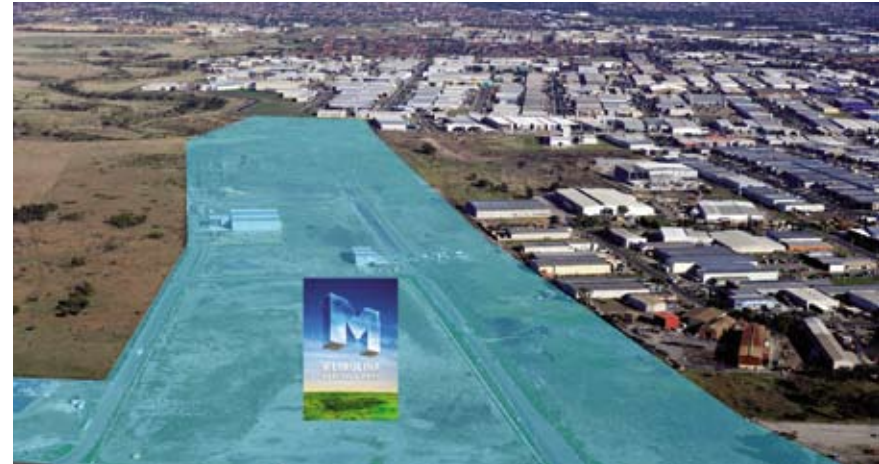
**LAKESIDE INDUSTRIAL VILLAGE II**

A natural progression from Stage I, Lakeside Stage II will offer industrial land opportunities for either tenants or owner occupiers.

Lots range from 1,500 sqm to 2,000 sqm, and will also be designed to suit large scale warehousing and factory units.

B – double access to the site ensures flexibility. The site has a frontage to the M5 Freeway of 439m.

SITE AREA	8.0 ha
LOTS	25
PROJECT / ASSET VALUE	\$20 M
EXPECTED COMPLETION DATE	LATE 2009
STATUS	APPROVAL STAGE



**METROLINK BUSINESS PARK**

Metrolink Business Park is a 101 lot industrial subdivision located in Campbellfield, in close proximity to Melbourne’s Western Ring Road and Hume Freeway. The development will be released and developed in three stages.

Positioned on Cooper Street, Metrolink Business Park acts as a major feeder onto the Hume Freeway and is ideally suited for transport, freight, logistics and storage businesses. The site is just two kilometres from the proposed Melbourne’s Wholesale Fruit and Vegetable Market, which is to be relocated in 2010.

Stage 1 of Metrolink Business Park sold out in June 2007, with only a few lots remaining in Stage 2.

Metrolink Business Park features landscaped street verges and an architecturally designed entry statement, and was recently awarded the City of Hume landscaping award.

SITE AREA	47.0 ha
LOTS	101
PROJECT / ASSET VALUE	\$70 M
EXPECTED COMPLETION DATE	LATE 2009
STATUS	SELLING

THE FKP COMMUNITY OF PROPERTIES

# Land

The way every community starts

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**MARTHA'S VINEYARD**

The current approval for Martha's Vineyard Currumbin Valley allows development on the site for 527 dwellings, including 421 attached dwellings in a mix of Duplex, Triplex, Quadplex Villas and Apartments.

The Martha's Vineyard Project is focused on a premium product built in classic grapevine lined boulevards, on an extensively landscaped estate with a large central lake.

RESIDENTIAL LOT NUMBERS	527
CURRENT PRICE RANGE	TBA
SALES RELEASE DATE	LATE 2009
PROJECT / ASSET VALUE	\$300 M
EXPECTED COMPLETION DATE	MID 2018



**PEREGIAN SPRINGS**

Peregian Springs is a master planned community, situated in the heart of Sunshine Coast. The community boasts amazing residential opportunities, a privately-owned 18-hole golf and country club, a shopping centre, private college, childcare facilities and restaurant, all set against a backdrop of natural vegetation.

Three exclusive gated communities offer luxury living and managed estates overlooking the golf course. A variety of homesites are currently available, from 500 sqm to 900 sqm in a variety of locations from forest surrounds to quiet cul de sac positions and sites offering superb golf course vistas and northerly aspects.

Cycleways and footpaths link the open spaces throughout the development, and together with low speed street designs create a safer environment for residents and fauna alike.

The community offers an ideal lifestyle in luxurious surroundings, just ten minutes drive south of the Noosa and ninety minutes drive north of Brisbane.

RESIDENTIAL LOT NUMBERS	300 REMAINING
CURRENT PRICE RANGE	\$285,000-\$725,000
SALES RELEASE DATE	SELLING
PROJECT / ASSET VALUE	\$340 M
EXPECTED COMPLETION DATE	MID 2018

LAND

**RIDGES PEREGIAN SPRINGS** PEREGIAN SPRINGS, QLD

**ROCHEDALE** ROCHEDALE, QLD



**RIDGES PEREGIAN SPRINGS**

Adjoining the Peregian Springs master planned community, Ridges is also situated in the heart of the Sunshine Coast. Focused on lifestyle, Ridges is designed to be a unique place, welcoming, environmentally friendly, innovative and located centrally to schools and shopping precincts. Ridges offers a wide range of housing options in a native setting, with the development encompassing 1,300 allotments, ranging from 450 sqm to 1100 sqm.

The proposed Recreation Club will encompass a gymnasium, 8 lane lap pool, resort pool, 2 tennis courts, day spa, 2 full size sporting ovals and club house.

RESIDENTIAL LOT NUMBERS	1300
CURRENT PRICE RANGE	\$235,000-\$450,000
SALES RELEASE DATE	MID 2008
PROJECT / ASSET VALUE	\$360 M
EXPECTED COMPLETION DATE	MID 2018



**ROCHEDALE**

Rochedale is a Master Planned Community Titles Scheme. It will include residential land and housing, a Business Park and a Neighbourhood Centre. Rochedale is close to the Brisbane CBD and has excellent public transportation services.

The residential and land mix consists of Detached: Habitat, Traditional, Courtyard; and Villa Lots and Attached: Duplex, Triplex, Terraces, SOHO and Loft Apartments.

RESIDENTIAL LOT NUMBERS	1200
CURRENT PRICE RANGE	\$225,000-\$600,000
SALES RELEASE DATE	LATE 2008
PROJECT / ASSET VALUE	\$425 M
EXPECTED COMPLETION DATE	MID 2015



LAND

**SALTWATER COAST** POINT COOK, VIC

**SHEARWATER ON THE ISLAND** PHILLIP ISLAND, VIC



**SALTWATER COAST**

Saltwater Coast is an exclusive new master planned residential community, located twenty kilometres from the Melbourne CBD. Surrounded by pristine coastal park and wetlands, it is only a short drive from the city and walking distance of the beach. Purchasers will take in captivating views of the city and bay and enjoy the amazing birdlife, as they walk the many tracks that will abound in the development and link in with the existing trails through the parklands and historic homestead. The proposed Saltwater Lifestyle Centre will offer first-class facilities including indoor and outdoor pools, gymnasium, tennis courts, cafe, meeting rooms and other pleasures to suit all ages.

RESIDENTIAL LOT NUMBERS	2700
CURRENT PRICE RANGE	\$185,000-\$250,000
SALES RELEASE DATE	LATE 2008
PROJECT / ASSET VALUE	\$590 M
EXPECTED COMPLETION DATE	MID 2023



**SHEARWATER ON THE ISLAND**

Shearwater on the Island is a residential land subdivision located in Cowes, Phillip Island, which will comprise of 255 allotments to be released over a five year period.

With allotments ranging in size from 375 sqm to 1,670 sqm, Shearwater on the Island will offer a premier residential environment incorporating five hectares of wetlands and village parklands. Located on Settlement Road in Cowes, 'Shearwater' neighbours Phillip Island Golf Club and is five minutes walk to the Thompson Avenue retail strip.

Shearwater's man-made wetland system will not only serve as an aesthetic feature for residents but will also divert stormwater from the estate through a series of channels that cleanse and filter pollutants before the water enters Rhyll Swamp and Westernport Bay. Stage 1 of Shearwater has sold out of the released stock, with only a few allotments available for sale in Stage 2.

RESIDENTIAL LOT NUMBERS	255
CURRENT PRICE RANGE	\$135,000-\$220,000
SALES RELEASE DATE	SELLING
PROJECT / ASSET VALUE	\$40 M
EXPECTED COMPLETION DATE	MID 2013

LAND

**THE HIGHLANDS** EAST MAITLAND, NSW

**VAUCLUSE ESTATE** DOREEN, VIC



**THE HIGHLANDS**

A residential estate in the vibrant and economically thriving Hunter region, 2.5 hours north of Sydney.

With 90 lots to be developed, interest has been strong in stage I. Lots range in size from 400 sqm to 800 sqm and are located within a setting of gum trees and woodlands.

East Maitland represents the junction of the NSW's famous Hunter Valley wine region and the thriving coal mining industry.

It is intended to develop the property in three stages.

RESIDENTIAL LOT NUMBERS	90
CURRENT PRICE RANGE	\$125,000-\$225,000
SALES RELEASE DATE	SELLING
PROJECT / ASSET VALUE	\$20 M
EXPECTED (STAGE 1) COMPLETION DATE	COMPLETED



**VAUCLUSE ESTATE**

The Vauclose Estate development, on Yan Yean Road, Doreen, is a 7 stage, 246-lot residential subdivision.

Vauclose offers home owners elevated home sites up to 1,700 sqm, tree-lined streets, spectacular rural views and a picturesque wetland environment.

Vauclose is one of the largest scale water-wise estates in Melbourne's northern corridor and has led the way in water saving solutions.

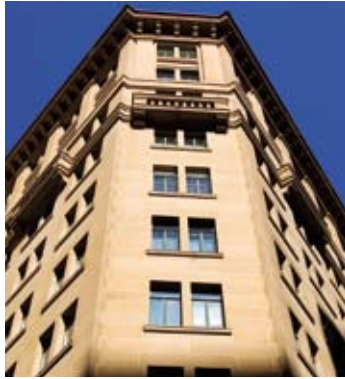
RESIDENTIAL LOT NUMBERS	246
CURRENT PRICE RANGE	\$130,000-\$275,000
SALES RELEASE DATE	SELLING
PROJECT / ASSET VALUE	\$20 M
EXPECTED COMPLETION DATE	LATE 2009

THE FKP COMMUNITY OF PROPERTIES

# Assets Under Management

Looking after other people's interests

For personal use only



### 17-19 BRIDGE STREET

FKP House is a twelve storey boutique commercial office building located in the heart of the financial core precinct of the Sydney CBD. FKP Property Trust owns 48% of the building. Management is comprehensively refurbishing and repositioning the asset to A-Grade standard to maximise the value of the asset as a corporate head office location.

#### KEY STATISTICS

FUND	FKP PROPERTY TRUST	VALUATION	\$19 M
LOCATION	SYDNEY CBD OFFICE	CAPITALISATION RATE	7.00%
ACQUISITION DATE	JULY 2007	NET LETTABLE AREA	2,595 sqm
OWNERSHIP/TITLE	BNY TRUST COMPANY (48%)	CAR PARKING SPACES	13
INDEPENDENT VALUATION DATE	JUNE 2008		
<b>MAJOR TENANTS</b>		<b>NLA (sqm)</b>	
FKP LIMITED		2,595	

#### LEASE EXPIRY DATE %

VACANT	FY 09	FY 10	FY 11	FY 12+
5%	0%	0%	0%	95%



### VILLAGE SQUARE

The property is located in the southern corridor of Brisbane and consists of 18,700 sqm of bulky goods retail, anchored by major tenant Bunnings. Management plan to build a successful premium bulky goods homemaker centre on the additional 10.5 ha of adjoining land that will leverage off the strength of Brisbane's premier Southern growth corridor.

#### KEY STATISTICS

FUND	FKP PROPERTY TRUST	VALUATION	\$28 M
LOCATION	BRISBANE HOME MAKER RETAIL	CAPITALISATION RATE	7.50%
ACQUISITION DATE	NOVEMBER 2006	NET LETTABLE AREA	18,704 sqm
OWNERSHIP/TITLE	BNY TRUST COMPANY	CAR PARKING SPACES	350
INDEPENDENT VALUATION DATE	JUNE 2008		
<b>MAJOR TENANTS</b>		<b>NLA (sqm)</b>	
BUNNINGS WAREHOUSE		12,607	
SPOTLIGHT		2,712	
HEALTH E PHARMACY		1,070	
GOOD GUYS		2,315	

#### LEASE EXPIRY DATE %

VACANT	FY 09	FY 10	FY 11	FY 12+
0%	0%	0%	0%	100%

**52 CLARENCE STREET** SYDNEY, NSW**COLMSLIE PLAZA** COLMSLIE, QLD**52 CLARENCE STREET**

The property is located in the western corridor of the Sydney CBD. The property is currently being repositioned to a 'funky-green-boutique' multi-tenanted Sydney CBD asset. The building is aiming to provide A-Grade accommodation over eleven levels, ground floor retail and basement car parking.

**KEY STATISTICS**

FUND	FKP PROPERTY TRUST	VALUATION	\$26 M*
LOCATION	SYDNEY CBD OFFICE	CAPITALISATION RATE	7.25%*
ACQUISITION DATE	JULY 2004	NET LETTABLE AREA	5,334 sqm
OWNERSHIP/TITLE	BNY TRUST COMPANY	CAR PARKING SPACES	20
INDEPENDENT VALUATION DATE	JUNE 2007		

**MAJOR TENANTS****NLA (sqm)**

VACANT	720
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**LEASE EXPIRY DATE %**

VACANT	FY 09	FY 10	FY 11	FY 12+
100%	0%	0%	0%	0%

\*Target capitalisation rate on completion

\*Work in progress value as the asset is under management

**COLMSLIE PLAZA**

Located in the eastern suburbs of metropolitan Brisbane on Junction Road Morningside, this neighbourhood shopping centre comprises a 3,000 sqm Coles supermarket and sixteen specialty stores.

**KEY STATISTICS**

FUND	FKP PROPERTY TRUST	VALUATION	\$14 M
LOCATION	BRISBANE RETAIL	CAPITALISATION RATE	8.75%
ACQUISITION DATE	DECEMBER 2004	NET LETTABLE AREA	4,430 sqm
OWNERSHIP/TITLE	BNY TRUST COMPANY	CAR PARKING SPACES	230
INDEPENDENT VALUATION DATE	JUNE 2008		

**MAJOR TENANTS****NLA (sqm)**

COLES	3,000
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**LEASE EXPIRY DATE %**

VACANT	FY 09	FY 10	FY 11	FY 12+
14%	0%	2%	0%	84%

## FERNY GROVE SHOPPING VILLAGE BRISBANE, QLD

## INDOOROOPILLY JUNCTION QLD



## FERNY GROVE SHOPPING VILLAGE

Located in the north-western suburbs of metropolitan Brisbane, this neighbourhood shopping centre comprises a 2,350 sqm Coles supermarket with 20 associated specialty tenancies. FKP acquired the centre in November 2004 which is located at 51 McGinn Street, Ferny Grove. This centre has been contracted to be sold.

## KEY STATISTICS

FUND	FKP PROPERTY TRUST	VALUATION	\$14 M
LOCATION	BRISBANE RETAIL	CAPITALISATION RATE	8.50%
ACQUISITION DATE	NOVEMBER 2004	NET LETTABLE AREA	4,388 sqm
OWNERSHIP/TITLE	BNY TRUST COMPANY	CAR PARKING SPACES	191
INDEPENDENT VALUATION DATE	JUNE 2008		
<b>MAJOR TENANTS</b>		<b>NLA (sqm)</b>	
COLES		2,350	

## LEASE EXPIRY DATE %

VACANT	FY 09	FY 10	FY 11	FY 12+
2%	0%	19%	8%	71%



## INDOOROOPILLY JUNCTION

Located in the inner-western suburbs of metropolitan Brisbane, the Indooroopilly Junction neighbourhood shopping centre comprises a 2,600 sqm Coles supermarket with 12 associated specialty tenancies.

## KEY STATISTICS

FUND	FKP PROPERTY TRUST	VALUATION	\$16 M
LOCATION	BRISBANE RETAIL	CAPITALISATION RATE	8.50%
ACQUISITION DATE	DECEMBER 2004	NET LETTABLE AREA	4,465 sqm
OWNERSHIP/TITLE	BNY TRUST COMPANY	CAR PARKING SPACES	150
INDEPENDENT VALUATION DATE	JUNE 2008		
<b>MAJOR TENANTS</b>		<b>NLA (sqm)</b>	
COLES		2,600	

## LEASE EXPIRY DATE %

VACANT	FY 09	FY 10	FY 11	FY 12+
6%	0%	4%	12%	78%



### 399 LONSDALE STREET

The property comprises of a twelve storey commercial office building offering 9,600 sqm of office space, 570 sqm of ground floor/retail and 14 car parking bays. Management has secured the whole building tenant for a further six-year lease term and plan to maximise revenue and insulate value through active lease management. It is proposed that the property will be sold to FKP Commercial Property Trust No. 2.

#### KEY STATISTICS

FUND	FKP PROPERTY TRUST	VALUATION	\$32 M
LOCATION	MELBOURNE CBD OFFICE	CAPITALISATION RATE	7.25%
ACQUISITION DATE	OCTOBER 2006	NET LETTABLE AREA	10,176 sqm
OWNERSHIP/TITLE	BNY TRUST COMPANY	CAR PARKING SPACES	14
INDEPENDENT VALUATION DATE	JUNE 2008		

#### MAJOR TENANTS

	<b>NLA (sqm)</b>
TAYLORS INSTITUTE ADVANCED STUDIES LTD	10,176

#### LEASE EXPIRY DATE %

VACANT	FY 09	FY 10	FY 11	FY 12+
0%	0%	0%	0%	100%



### PEREGIAN SPRINGS RETAIL

A new Coles anchored Centre located on the Queensland Sunshine Coast, within FKP's Perugian Springs master planned residential estate. Management plan to hold the asset and expand the Centre through the development of additional land parcels to create a diverse retail offering for the local community.

#### KEY STATISTICS

FUND	FKP PROPERTY TRUST	VALUATION	\$25 M
LOCATION	QUEENSLAND RETAIL	CAPITALISATION RATE	7.50%
ACQUISITION DATE	OCTOBER 2008	NET LETTABLE AREA	4,775 sqm
OWNERSHIP/TITLE	BNY TRUST COMPANY	CAR PARKING SPACES	300
INDEPENDENT VALUATION DATE	JUNE 2008		

#### MAJOR TENANTS

	<b>NLA (sqm)</b>
COLES	2,794

#### LEASE EXPIRY DATE %

VACANT	FY 09	FY 10	FY 11	FY 12+
13%	0%	0%	0%	87%



### REDBANK PLAINS SHOPPING VILLAGE

Redbank Plains Shopping Village is located in the Brisbane western growth corridor and anchored by a Woolworths supermarket. The centre was developed by FKP and was acquired by the FKP Property Trust. Management plan to hold the asset and actively market the Centre to capture increasing trade over time.

#### KEY STATISTICS

FUND	FKP PROPERTY TRUST	VALUATION	\$24 M
LOCATION	BRISBANE RETAIL	CAPITALISATION RATE	7.75%
ACQUISITION DATE	DECEMBER 2005	NET LETTABLE AREA	5,916 sqm
OWNERSHIP/TITLE	BNY TRUST COMPANY	CAR PARKING SPACES	336
INDEPENDENT VALUATION DATE	JUNE 2008		
<b>MAJOR TENANTS</b>		<b>NLA (sqm)</b>	
WOOLWORTHS		3,298	

#### LEASE EXPIRY DATE %

VACANT	FY 09	FY 10	FY 11	FY 12+
2%	2%	1%	21%	74%



### 8 SPRING STREET

The property is located within the core financial district of the Sydney CBD. The building was recently comprehensively refurbished to provide boutique prime accommodation. The asset offers space for smaller tenants requiring a CBD core location.

#### KEY STATISTICS

FUND	FKP PROPERTY TRUST	VALUATION	\$34 M
LOCATION	SYDNEY CBD OFFICE	CAPITALISATION RATE	7.00%
ACQUISITION DATE	JULY 2004	NET LETTABLE AREA	5,125 sqm
OWNERSHIP/TITLE	BNY TRUST COMPANY	CAR PARKING SPACES	17
INDEPENDENT VALUATION DATE	JUNE 2008		
<b>MAJOR TENANTS</b>		<b>NLA (sqm)</b>	
TRAILFINDERS		586	
COMMODITY AUSTRALIA		389	
HAYS RECRUITMENT		169	

#### LEASE EXPIRY DATE %

VACANT	FY 09	FY 10	FY 11	FY 12+
30%	0%	18%	10%	42%





### 465 VICTORIA AVENUE

465 Victoria Avenue is a nineteen level A-Grade commercial office building constructed in 1995. The asset is located within the core of the Chatswood CBD and is leased to Vero Insurance. Management is currently planning an asset repositioning strategy on expiry of the existing lease.

KEY STATISTICS				
FUND	FKP PROPERTY TRUST	VALUATION	\$98 M	
LOCATION	SYDNEY METRO OFFICE	CAPITALISATION RATE	7.25%	
ACQUISITION DATE	OCTOBER 2007	NET LETTABLE AREA	15,158 sqm	
OWNERSHIP/TITLE	BNY TRUST COMPANY	CAR PARKING SPACES	235	
INDEPENDENT VALUATION DATE	JUNE 2008			
MAJOR TENANTS		NLA (sqm)		
VERO INSURANCE		15,158		
LEASE EXPIRY DATE %				
VACANT	FY 09	FY 10	FY 11	FY 12+
0%	0%	0%	100%	0%



### 255 BROADWAY

255 Broadway is a prominent commercial property constructed in circa 1905. The property is located in the bustling mixed use precinct of Ultimo/Glebe within the city fringe and provides office accommodation over four levels. Management plan to reposition the property on expiry of the existing leases.

KEY STATISTICS				
FUND	FKP CORE PLUS FUND	VALUATION	\$11 M	
LOCATION	SYDNEY FRINGE OFFICE	CAPITALISATION RATE	N/A	
ACQUISITION DATE	JANUARY 2007	NET LETTABLE AREA	2,125 sqm	
OWNERSHIP/TITLE	BNY TRUST COMPANY	CAR PARKING SPACES	33	
INDEPENDENT VALUATION DATE	JUNE 2008			
MAJOR TENANTS		NLA (sqm)		
VARIOUS		2,125		
LEASE EXPIRY DATE %				
VACANT	FY 09	FY 10	FY 11	FY 12+
0%	5%	51%	22%	27%

**57 CORONATION DRIVE** BRISBANE, QLD**23 FACTORY STREET** GRANVILLE, NSW**57 CORONATION DRIVE**

57 Coronation Drive is a modern style four level commercial building. The property is located within the Milton office precinct, in the fringe of the Brisbane CBD and was comprehensively refurbished during 2007.

**KEY STATISTICS**

FUND	FKP CORE PLUS FUND	VALUATION	\$15 M
LOCATION	BRISBANE FRINGE OFFICE	CAPITALISATION RATE	N/A
ACQUISITION DATE	SEPTEMBER 2006	NET LETTABLE AREA	3,189 sqm
OWNERSHIP/ TITLE	BNY TRUST COMPANY	CAR PARKING SPACES	74
INDEPENDENT VALUATION DATE	JUNE 2008		
<b>MAJOR TENANTS</b>		<b>NLA (sqm)</b>	
VARIOUS		3,189	

**LEASE EXPIRY DATE %**

VACANT	FY 09	FY 10	FY 11	FY 12+
0%	0%	40%	0%	60%

**23 FACTORY STREET**

23 Factory Street comprises two high clearance, inter-connected warehouses. The property is located within the traditional inner west industrial region of Sydney. Management is seeking to reposition the asset through modernisation of the facility.

**KEY STATISTICS**

FUND	FKP CORE PLUS FUND	VALUATION	\$12 M
LOCATION	SYDNEY INDUSTRIAL	CAPITALISATION RATE	N/A
ACQUISITION DATE	JULY 2007	NET LETTABLE AREA	9,900 sqm
OWNERSHIP/TITLE	BNY TRUST COMPANY	CAR PARKING SPACES	-
INDEPENDENT VALUATION DATE	JUNE 2008		
<b>MAJOR TENANTS</b>		<b>NLA (sqm)</b>	
VARIOUS		9,900	

**LEASE EXPIRY DATE %**

VACANT	FY 09	FY 10	FY 11	FY 12+
0%	0%	0%	0%	100%



### 775-777 & 779 GEORGE STREET

George Street consists of three adjoining buildings that are four storeys with retail on ground and three upper floors of office and retail showroom. Management is leasing the vacant space to obtain short term income whilst reviewing development options for the site.

#### KEY STATISTICS

FUND	FKP CORE PLUS FUND	VALUATION	\$6 M
LOCATION	SYDNEY FRINGE OFFICE	CAPITALISATION RATE	N/A
ACQUISITION DATE	APRIL 2008	NET LETTABLE AREA	880 sqm
OWNERSHIP/TITLE	BNY TRUST COMPANY	CAR PARKING SPACES	-
DIRECTOR VALUATION DATE	JUNE 2008		
<b>MAJOR TENANTS</b>		<b>NLA (sqm)</b>	
VARIOUS		880	

#### LEASE EXPIRY DATE %

VACANT	FY 09	FY 10	FY 11	FY 12+
31%	69%	0%	0%	0%



### 579 HARRIS STREET

579 Harris Street is a nine storey building located in the Sydney fringe office market. Management is currently refurbishing the building to create unique business accommodation for local and CBD-based firms.

#### KEY STATISTICS

FUND	FKP CORE PLUS FUND	VALUATION	\$13 M
LOCATION	SYDNEY FRINGE OFFICE	CAPITALISATION RATE	N/A
ACQUISITION DATE	JULY 2007	NET LETTABLE AREA	2,765 sqm
OWNERSHIP/ TITLE	BNY TRUST COMPANY	CAR PARKING SPACES	24
INDEPENDENT VALUATION DATE	JUNE 2008		
<b>MAJOR TENANTS</b>		<b>NLA (sqm)</b>	
VARIOUS		2,765	

#### LEASE EXPIRY DATE %

VACANT	FY 09	FY 10	FY 11	FY 12+
72%	0%	14%	14%	0%



### 710 MILITARY ROAD

710 Military Road is located in the Mosman retail shopping precinct on the northern side of Military Road, and is known as 'Mosman Cache'. Management aims to reposition the existing underperforming asset to create a unique retail offering which will be a focal point of Mosman.

#### KEY STATISTICS

FUND	FKP CORE PLUS FUND	VALUATION	\$12 M
LOCATION	SYDNEY METRO RETAIL	CAPITALISATION RATE	N/A
ACQUISITION DATE	OCTOBER 2007	NET LETTABLE AREA	2,113 sqm
OWNERSHIP/TITLE	BNY TRUST COMPANY	CAR PARKING SPACES	22
INDEPENDENT VALUATION DATE	JUNE 2008		

#### MAJOR TENANTS

UNDER NEGOTIATION

#### NLA (sqm)

-

#### LEASE EXPIRY DATE %

VACANT	FY 09	FY 10	FY 11	FY 12+
100%	0%	0%	0%	0%



### 10 QUAY STREET

10 Quay Street is a modern six level building with ground floor retail accommodation. The property is located towards the southern fringe of the Sydney CBD nearby Central Station and Haymarket. A DA has been approved for an additional two levels of office accommodation.

#### KEY STATISTICS

FUND	FKP CORE PLUS FUND	VALUATION	\$17 M
LOCATION	SYDNEY FRINGE OFFICE	CAPITALISATION RATE	N/A
ACQUISITION DATE	JANUARY 2006	NET LETTABLE AREA	3,502 sqm
OWNERSHIP/TITLE	BNY TRUST COMPANY	CAR PARKING SPACES	74
INDEPENDENT VALUATION DATE	JUNE 2008		

#### MAJOR TENANTS

VARIOUS

#### NLA (sqm)

3,502

#### LEASE EXPIRY DATE %

VACANT	FY 09	FY 10	FY 11	FY 12+
0%	18%	34%	0%	48%

**31 QUEEN STREET** MELBOURNE, VIC**67 ROBINSON ROAD** GEEBUNG, QLD**31 QUEEN STREET**

31 Queen Street is a twenty one level office building located in the 'midtown' precinct of the Melbourne CBD, within 150 metres of Collins Street. The building is undergoing a refurbishment that is aiming to reposition the building to A-Grade standard and increase the net lettable area. The building also includes basement car parking for up to 172 cars.

**KEY STATISTICS**

FUND	FKP CORE PLUS FUND	VALUATION	\$75 M
LOCATION	MELBOURNE CBD OFFICE	CAPITALISATION RATE	N/A
ACQUISITION DATE	FEBRUARY 2006	NET LETTABLE AREA	19,081 sqm
OWNERSHIP/TITLE	BNY TRUST COMPANY	CAR PARKING SPACES	172
INDEPENDENT VALUATION DATE	JUNE 2008		
<b>MAJOR TENANTS</b>		<b>NLA (sqm)</b>	
VARIOUS		19,081	

**LEASE EXPIRY DATE %**

VACANT	FY 09	FY 10	FY 11	FY 12+
0%	5%	22%	27%	46%

**67 ROBINSON ROAD**

The site consists of 6.3 ha of General Industry zoned land. The site occupies a prominent corner position and is located close to the Brisbane CBD and airport. Management plan to develop the existing property into a functional, master planned industrial estate.

**KEY STATISTICS**

FUND	FKP CORE PLUS FUND	VALUATION	\$29 M
LOCATION	BRISBANE INDUSTRIAL	CAPITALISATION RATE	N/A
ACQUISITION DATE	OCTOBER 2007	NET LETTABLE AREA	13,670 sqm
OWNERSHIP/TITLE	BNY TRUST COMPANY	CAR PARKING SPACES	-
INDEPENDENT VALUATION DATE	JUNE 2008		
<b>MAJOR TENANTS</b>		<b>NLA (sqm)</b>	
VARIOUS		13,670	

**LEASE EXPIRY DATE %**

VACANT	FY 09	FY 10	FY 11	FY 12+
0%	1%	2%	2%	95%

**18-24 CHANDOS STREET** ST LEONARDS, NSW**6 HUNT STREET** SURRY HILLS, NSW**18-24 CHANDOS STREET**

18-24 Chandos Street is a three storey 1970's style property with two street frontages, generous parking and is located six kilometres from the Sydney CBD. Management is undertaking a significant refurbishment of the building, including the installation of a new lift and building services to provide a 'one-of-a-kind' commercial asset in the St Leonards office market.

**KEY STATISTICS**

FUND	FKP CORE PLUS FUND TWO	VALUATION	\$8 M
LOCATION	SYDNEY METRO OFFICE	CAPITALISATION RATE	N/A
ACQUISITION DATE	MARCH 2008	NET LETTABLE AREA	2,010 sqm
OWNERSHIP/TITLE	BNY TRUST COMPANY	CAR PARKING SPACES	39
INDEPENDENT VALUATION DATE	DECEMBER 2007		
<b>MAJOR TENANTS</b>		<b>NLA (sqm)</b>	
VARIOUS		2,010	

**LEASE EXPIRY DATE %**

VACANT	FY 09	FY 10	FY 11	FY 12+
46%	32%	6%	16%	0%

**6 HUNT STREET**

6 Hunt Street is a seven storey office building with two street frontages located in the Surry Hills Commercial precinct, within close proximity to Central Station and Museum Station. Management is currently working to lodge a DA, to undertake a significant asset repositioning at the expiry of the existing leases.

**KEY STATISTICS**

FUND	FKP CORE PLUS FUND TWO	VALUATION	\$9 M
LOCATION	SYDNEY FRINGE OFFICE	CAPITALISATION RATE	N/A
ACQUISITION DATE	DECEMBER 2007	NET LETTABLE AREA	1,829 sqm
OWNERSHIP/TITLE	BNY TRUST COMPANY	CAR PARKING SPACES	12
INDEPENDENT VALUATION DATE	OCTOBER 2007		
<b>MAJOR TENANTS</b>		<b>NLA (sqm)</b>	
VARIOUS		1,829	

**LEASE EXPIRY DATE %**

VACANT	FY 09	FY 10	FY 11	FY 12+
0%	0%	100%	0%	0%

**1805 IPSWICH ROAD** ROCKLEA, QLD

**63 MILLER STREET** PYRMONT, NSW



**1805 IPSWICH ROAD**

This asset comprises approximately 9,400 sqm of existing industrial building and approximately 13,600 sqm of hardstand, with approximately 2 ha of surplus vacant land. The property is located approximately nine kilometres south of the Brisbane CBD and features excellent access to the Ipswich Motorway. Management is seeking to retain the solid ongoing income from the existing industrial asset and create additional industrial activity on the surplus land.

**63 MILLER STREET**

63 Miller Street is a new commercial office building created from the comprehensive restoration of the former 'Festival Records Building'. The property is located in the burgeoning Pyrmont commercial precinct within 1.5 kilometres of the Sydney CBD. The building features large floor plates, in excess of 2,500 sqm and is fully leased to marketing and PR related tenancies.

**KEY STATISTICS**

FUND	FKP CORE PLUS FUND TWO	VALUATION	\$28 M
LOCATION	BRISBANE INDUSTRIAL	CAPITALISATION RATE	N/A
ACQUISITION DATE	JANUARY 2008	NET LETTABLE AREA	23,000 sqm
OWNERSHIP/TITLE	BNY TRUST COMPANY	CAR PARKING SPACES	-
INDEPENDENT VALUATION DATE	SEPTEMBER 2007		
<b>MAJOR TENANTS</b>		<b>NLA (sqm)</b>	
VARIOUS		23,000	

**LEASE EXPIRY DATE %**

VACANT	FY 09	FY 10	FY 11	FY 12+
0%	0%	0%	0%	100%

**KEY STATISTICS**

FUND	FKP CORE PLUS FUND TWO	VALUATION	\$36 M
LOCATION	SYDNEY FRINGE OFFICE	CAPITALISATION RATE	N/A
ACQUISITION DATE	OCTOBER 2007	NET LETTABLE AREA	5,093 sqm
OWNERSHIP/TITLE	BNY TRUST COMPANY	CAR PARKING SPACES	35
INDEPENDENT VALUATION DATE	AUGUST 2007		
<b>MAJOR TENANTS</b>		<b>NLA (sqm)</b>	
VARIOUS		5,093	

**LEASE EXPIRY DATE %**

VACANT	FY 09	FY 10	FY 11	FY 12+
0%	0%	0%	0%	100%

**171 WILLIAM STREET** DARLINGHURST, NSW**171 WILLIAM STREET**

171 William Street is a six level heritage listed office building. Management is undertaking a sensitive refurbishment of the building to emphasise its heritage character, whilst providing a contemporary atmosphere, modern building services and tenant and local community retail amenity.

**KEY STATISTICS**

FUND	FKP CORE PLUS FUND TWO	VALUATION	\$7 M
LOCATION	SYDNEY FRINGE OFFICE	CAPITALISATION RATE	N/A
ACQUISITION DATE	JANUARY 2008	NET LETTABLE AREA	1,473 sqm
OWNERSHIP/TITLE	BNY TRUST COMPANY	CAR PARKING SPACES	20
INDEPENDENT VALUATION DATE	NOVEMBER 2007		
<b>MAJOR TENANTS</b>		<b>NLA (sqm)</b>	
VARIOUS		1,473	

**LEASE EXPIRY DATE %**

VACANT	FY 09	FY 10	FY 11	FY 12+
70%	0%	8%	22%	0%





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**FKP HEAD OFFICE**

Level 5, 120 Edward Street  
Brisbane QLD 4000  
GPO Box 2447  
Brisbane QLD 4001  
Phone: (+61 7) 3223 3888  
Facsimile: (+61 7) 3223 3877

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**FKP**

Level 17, 31 Queen Street,  
Melbourne VIC 3000  
Phone: (+61 3) 8613 1400  
Facsimile: (+61 3) 8613 1499

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**FKP**

2 Balgownie Drive  
Peregian Springs QLD 4573  
PO Box 239  
Peregian Beach QLD 4573  
Phone: (+61 7) 5471 5600  
Facsimile: (+61 7) 5471 5699

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**FKP**

Level 9, 50 Cavill Avenue  
Surfers Paradise QLD 4217  
Phone: (+61 7) 5553 4200

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**FKP**

17-19 Bridge Street,  
Sydney NSW 2000  
Phone: (+61 2) 9270 6100  
Facsimile: (+61 2) 9270 6199

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