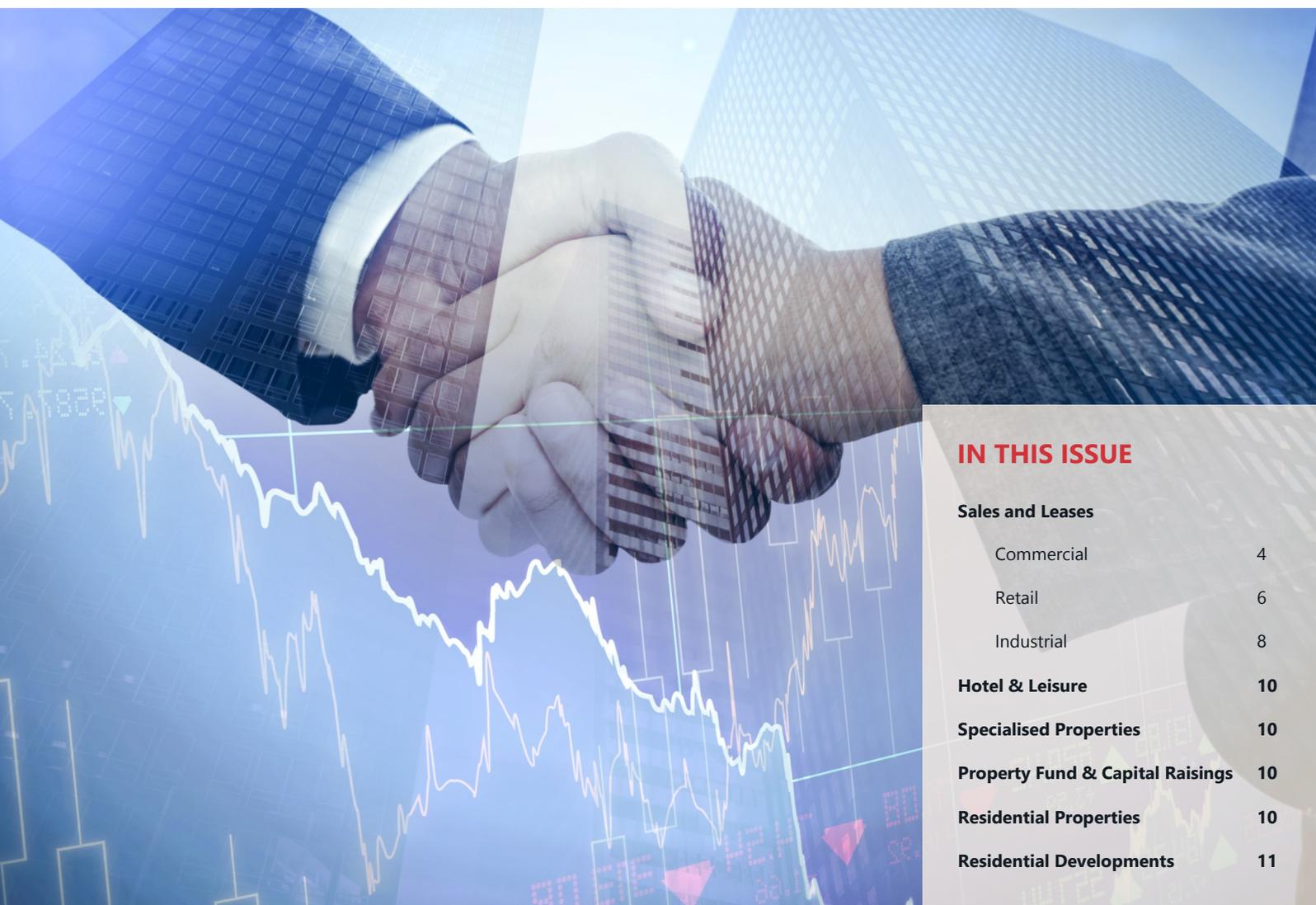




**Preston  
Rowe  
Paterson**

International  
Property Consultants  
and Valuers



## **IN THIS ISSUE**

### **Sales and Leases**

Commercial	4
Retail	6
Industrial	8

### **Hotel & Leisure** 10

### **Specialised Properties** 10

### **Property Fund & Capital Raisings** 10

### **Residential Properties** 10

### **Residential Developments** 11

# **Transactions in Review**

# **April 2019**



## ABOUT THIS REPORT

Preston Rowe Paterson prepare research reports covering the main markets within which we operate in each of our capital cities and major regional locations.

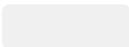
This report summarises major transactions within these markets whilst adding transactional analysis to provide greater market insight.

The markets covered in this research report include the commercial office market, industrial market, retail market, specialized property market, hotel and leisure market, residential market and significant property fund activities.

We regularly undertake valuations of commercial, retail, industrial, hotel and leisure, residential and special purpose properties for many varied reasons, as set out later herein.

We also provide property management services, asset and facilities management services for commercial, retail, industrial property as well as plant and machinery valuation.

 Sales Transaction

 Rental Transaction



### Sydney Retail

*Charter Hall Retail REIT* has acquired **Rockdale Plaza** for \$148 million, at a 6.25% yield. The property sold with 98% occupancy.

### Melbourne Commercial

United States fund manager *AEW Capital* has acquired a 22 storey office tower on Melbourne's Queen Street for \$200 million at a yield of around 5%.

## HIGHLIGHTS

### Brisbane Residential Development

A 6.2 hectare corner site classified as an "Emerging Community" under the Brisbane City Plan 2014 has been snapped up by developer *Poly Australia* for \$35.25 million.



# Commercial

## 55 Kirby Street, Rydalmere NSW 2116

- \$99,900 gross p.a
- 3 Years
- \$222 per sqm lettable area p.a

*Head 2 Toe Family Health* has agreed to lease 450sqm of office space from *Fife Capital*. Located on the ground floor of the commercial building, the family health business will lease the property for a period of three years. Rydalmere is located 21km north-west of Sydney's CBD. (AFR 16.04.19)

## 85 Spring Street, Melbourne VIC 3000

- \$112 million

Fund manager *Anton Capita* led by Tony Martin and Anthony Kingsley have purchased a vacant commercial property from Jeff Xu's *Golden Age*. The sale comes after Golden Age ditched plans for the development of a 39-level tower comprising 138 premium apartments alongside a 26-level hotel comprising 250 rooms fronting Little Collins Street. Golden Age had sold nearly half of those apartments at the time of sale, with the developer refunding the paid deposits back to the off the plan buyers. Anton Capital will look to operate the currently vacant building as an office tower, citing the extremely tight vacancy levels (3.2%) of the commercial office market in Melbourne's CBD as the rationale behind their decision. (AFR 03.04.19)

## 31 Queen Street, Melbourne VIC 3000



- \$200 million
- Around 5% Yield

United States fund manager *AEW Capital* has acquired a 22 storey office tower on Melbourne's Queen Street. The Boston based fund manager has steadily been building its Australian portfolio through the acquisition of properties such as 19 Harris Street, Pyrmont and 54 Miller Street, North Sydney. Vendor's *Challenger* sold the property at a yield of around 5%, completing a divestment of \$700 million from its Life Portfolio at an average of a 5% premium to its book value. The property is located Melbourne's CBD. (AFR 11.04.19)

## 261 George Street, Sydney NSW 2000



- \$52,500 gross p.a
- 2 Years
- \$700 per sqm lettable area p.a

*Bond Street Italian Restaurant* has leased 75 sqm of office space from *Dubey Capital Investments* to operate the groups Matteo restaurant's back-of-house operations. The unit is located in a nine-level commercial building in close proximity to Wynyard Station. (AFR 16.04.19)

## 111 Overton Road, Williams Landing VIC 3027

- \$8.2 million
- 6.7% Yield
- \$5,377 psm lettable area

ASX-listed *Cedar Woods* has sold 1,525 sqm of ground floor space in a recently completed Williams Landing office tower. The space is leased a subsidiary of medical business **Cornerstone Health** trading as **Our Medical Centre**. The medical centre will offer GP's radiology, pathology, dentistry and a chemist. *Barwon Investment Properties* picked up the space on an initial net 6.7% yield. Williams Landing is located 19km south-west of Melbourne's CBD. (AFR 11.04.19)

## 179 Collins Street, Melbourne VIC 3000

- \$33,000 net p.a
- 5 Years
- \$400 per sqm lettable area p.a

Canberra based personal security vetting company *Gatekeeper Vetting* has agreed to terms for 82.5 sqm of office space in Melbourne's CBD. The space, located on level 9 of the building, will become the businesses Melbourne branch. The property is located in close proximity to the Bourke Street shopping precinct and has undergone refurbishment of the ground floor lobby. (AFR 09.04.19)

**92-96 O'Shannasy Street,  
Sunbury VIC 3429**

-  \$4.5 million
-  \$6,356 per sqm lettable area

A collection of four separate medical tenancies has sold to an international investor. The 1,025 sqm site is leased to tenants **Tristar Medical Group** and **Lotus Dental**. The 708 sqm property benefits from rear access and a street frontage of 20.15 metres to Sunbury Road. Sunbury is located 42.4km north-west of Melbourne's CBD. (AFR 04.04.19)

**12 Spring Street,  
Fitzroy VIC 3065**

-  \$3 million
-  3.69% yield
-  \$6,726 per sqm lettable area

The sold two level converted warehouse comprises 446sqm of office space and five car spaces. Fitzroy is located 3km north-east of Melbourne's CBD. (AFR 11.04.19)

**76 Kings Park Road,  
West Perth WA 6005**

-  \$20.3 million
-  7.9% yield
-  \$5,577 per sqm lettable area

A five-level West Perth office building has been snapped up by Perth's **RG Property Group** (also known as Rifici Group). The 3,641 sqm corner allotted property is located adjacent to Kings Park and anchored by a lease to **Down Under Solutions**. Vendor, **FES Super**, sold the property with a vacancy rate of 24%, which is above the 14.8% average for West Perth's office market as at January 2019. West Perth is located 1km west of Perth's CBD. (AFR 03.04.19)

**293/297 Lygon Street,  
Carlton VIC 3053**

-  \$169,740 net p.a
-  5 Years
-  \$460 per sqm lettable area p.a

*Universal Music Australia* has agreed to terms on a new lease of office space in Melbourne's inner north. The 369 sqm commercial property is located within the King & Godfree precinct. Carlton is located 2km north of Melbourne's CBD. (AFR 09.04.19)

**79-83 High Street,  
Kew VIC 3101**

-  \$19 million
-  Circa 5.8% yield
-  \$5,653 per sqm lettable area

Strata unit owners have sold their three level commercial property in Melbourne's east to a private investor in an off market transaction. The property, which sits on a 3,760sqm site, comprises 19 office units, 112 basement car parks and 3,760sqm of lettable area. At the time of sale the property was producing an annual net income of around \$1.1 million. Kew is located 5km east of the Melbourne CBD. (AFR 17.04.19)

**49 Beulah Road,  
Norwood SA 5067**



-  \$212,100 gross p.a
-  37 Years
-  \$420 per sqm lettable area p.a

Financial services firm *Piteo Accounting & Advisory* and *Marinis Financial Group* are jointly agreeing to lease 505sqm of office space in the restored Norwood church. The building features exposed beams, glass encased floating stairs, extensive data cabling and 14 car spaces. Norwood is located 4km east of the Adelaide CBD. (AFR 16.04.19)

**31 Stevenson Street, Paddington QLD 4064**



-  \$3.35 million
-  \$2,013 per sqm lettable area

A local investor has acquired a 1,664 sqm, two story commercial building. The investor bought it from an owner occupier, who had previously used the 2,165 sqm site as the headquarters for their printing business since the 1980's. The property benefits from its elevated position and dual street access. Paddington is located 2km west of the Brisbane CBD. (AFR 04.04.19)



# Retail

## 1 Rockdale Plaza Drive, Rockdale NSW 2216

\$142 million

6.25% Yield

Charter Hall Retail REIT has acquired **Rockdale Plaza** in Sydney's south from private property group *City Freeholds*. The Charter Hall fund has been divesting smaller retail assets to free up funds to shift the portfolio to convenience-based supermarket anchored malls. Charter Hall singled out the malls 98% occupancy rates as a key driver in the funds acquisition of the property. Of the total income, more than half is underpinned by major tenants such as **Woolworths, Big W and Aldi**. Rockdale is located 12km south of the Sydney CBD. (AFR 02.04.19)

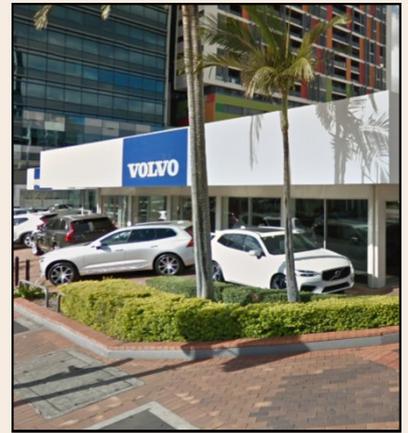
## 466-470 Hampton Street, Hampton VIC 3188

\$3.9 million

\$5,821 per sqm site area

Three attached retail strip shops on a 670 sqm site have sold to a local investor at auction. Tenants, **Elis Alterations, Sterling Curtains and Beautiful Delicious** occupy the shops on short term leases producing a combined annual rent of \$123,000. The property has a total street frontage of 15 metres and benefits from rear lane access. Hampton is located 14km south-east of Melbourne's CBD. (AFR 11.04.19)

## 801 Ann Street, Fortitude Valley QLD 4006



\$27.72 million

4.7% yield

\$7,739 per sqm lettable area

A fully leased retail property comprising a showroom/ car service centre and office has been purchased by fund manager *EG* in an off market deal. Vendor *Walker Corporation* sold the property with two existing approvals, one for the development of 411 apartments and commercial scheme and the other for up to 50,000 sqm of non-residential space. EG acquired the asset for EG's Yield Plus Infrastructure N0.2 fund, which has now acquired \$330 million worth of assets nationally. The funds strategy is to acquire yield-producing real estate with repositioning potential near new or upgraded infrastructure with a \$750 million real estate mandate. The property, sitting on a 3,582 sqm site sold with an average lease expiry of five years and on a net yield of 4.7%. The property will benefit directly from the \$5.4 billion Cross River Rail and the continued gentrification of wider Fortitude Valley area. Fortitude Valley is located 1km north-east of Brisbane's CBD. (AFR11.04.19)

## 170, 172 & 178 Green Valley Rd, Green Valley NSW 2168



\$17.3 million

7.2% Yield

\$3,505 per sqm lettable area

A neighbourhood shopping centre in Sydney west has been sold by the *Celea Family* after they first took it to market back in 2013. An Eastern Suburbs private family investor bought the property from the Celea's family after an ownership that lasted more than 50 years. The 2,820 sqm property comprises of 20 shops on a 4,774 sqm site. Green Valley is located 39km west of the Sydney CBD. (AFR 09.04.19)

## 82-90 Railway Ave, Ringwood East VIC 3135



\$7.34 million

5.4% Yield

\$3,495 per sqm site area

An investor has acquired an independent supermarket on the corner of Railway Avenue and Wenwood Street to begin their diversification of their property portfolio. The **Supa IGA Supermarkets** sits on a 2,100 sqm site and was sold by *The Corcoris family* after over 40 years of ownership. The deal was struck with a 10-year leaseback. Ringwood East is located 25km east of Melbourne's CBD. (AFR 18.04.19)

**4-6 Burke Crescent,  
North Lakes QLD 4509**

- \$21.5 million
- 8.15% Yield
- \$2,688 per sqm lettable area

Exceed Capital has purchased a homemaker centre in Stockland's North Lake community. The 8,000 sqm property sits on a 1.83 hectare site and was sold with 96% occupancy. Tenants include **99 Bikes, Redz Workwear and Tools, School Locker**, a car wash, café, yoga studios and others to total 15 tenancies. North Lakes was recently named Australia's best master planned community, making it a drawcard for investors. North Lakes is located 26km north of Brisbane's CBD. (AFR 03.04.19)

**62-66 Abbotsford Road,  
Bowen Hills QLD 4006**

- \$5.55 million
- \$3,309 per sqm lettable area

99 Bikes has acquired two adjoining retail properties in an off market transaction. The bike retailer will use the new superstore as a replacement to previous stores located in Fortitude Valley and Windsor. The 1,662 sqm property will house the businesses administration, logistic and warehousing needs. Bowen Hills is located 3km north east of Brisbane's CBD. (AFR 18.04.19)

**49 Town View Terrace,  
Margaret River WA 6285**



- \$20 million
- 7.2% Yield
- \$3,505 per sqm lettable area

Investor *Sirona Capital* has sold the Woolworths-anchored shopping centre, known as The Village Mall to a syndicate of investors led by Vikas Rambal's *Perdaman Capital*. Sirona had spent the last four years repositioning the mall to have a stronger local connection after their acquisition of the property in 2015. Their strategy involved increasing speciality retail occupancy from 45% to nearly 90%. The 7,223 sqm site is improved with a 5,706 sqm mall that was purpose built for Woolworths in 2013 and sits on the corner of Town View and Wilmott Avenue. Margaret River is located 48km south of Busselton. (AFR 04.04.19)

**16 Sunshine Beach Road,  
Noosa QLD 4567**



- \$6.8 million
- \$4,480 per sqm site area

The Oasis Centre retail strip at Noosa Junction has been snapped up by a private investor from a private family who had owned the collection of retail and commercial units for over 30 years. The complex comprises of 10 retail and office tenancies spread across two buildings, covering a 1,518 sqm site. Included on the site are 15 car spaces, which strictly services the tenants. Noosa Junction is located 136km north of Brisbane. (AFR 04.04.19)

**53 Kremzow Road,  
Brendale QLD 4500**



- \$4.27 million
- 6.31% Yield
- \$2,887 per sqm lettable area

A Brisbane based private investor has secured a corner allotted showroom/warehouse property through an expressions of interest campaign. The 1,479 sqm freestanding building sits on a 3,491 sqm site and is leased to **RuralCo and Save the Children Foundation**. The property benefits from dual access, 46 parking bays and approval for additional GFA. Brendale is located 19km north of Brisbane's CBD. (AFR 29.04.19)



# Industrial

## 15 Gow Street, Padstow NSW 2211



- \$771,000 gross p.a
- 3 Years
- \$110 per sqm lettable area p.a

RPM Freight and Logistics has leased a 7,010 sqm high clearance industrial property in Sydney's west from *Delux*. The property comprises of B double drive around capabilities, five loading docks, container-height roller door access, fully racked warehousing and a heavy power supply. The deal was completed with a **2.5% incentive**. Padstow is located 22km south-west of the CBD. (AFR 16.04.19)

## 96 Hassall Street, Wetherill Park NSW 2164

- \$133,975 net p.a
- 5 Years
- \$115 per sqm lettable area p.a

Kitchen supply store *The Joinery Depot* has moved into an office/warehouse in Sydney's west. The business agreed to a term of five years with options for the 1,165 sqm property. Wetherill Park is located 34km west of Sydney's CBD. (AFR 09.04.19)

## 63-79 South Park Drive, Dandenong South VIC 3175



- \$17.25 million
- \$1,051 per sqm lettable area

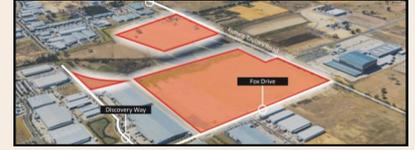
*Fraser's logistics and Industrial Trust* has sold its 13,963 sqm logistics facility in Melbourne's south-east. The facility is improved with an A-Grade industrial office/warehouse featuring full drive around B-Double access, super awning; significant power supply and mains gas connection, fully fitted office and 108 on-site car spaces. Loading is facilitated by five on grade roller shutter doors plus a loading dock. The site benefits from its proximity to the Eastlink (M3) motorway. The property, which has an imminent lease expiry, sold at a 13.1% premium to its book value as at September 2018. Dandenong South is located 31km south-east of Melbourne's CBD. (AFR 03.04.19)

## 20 Ponting Street, Williamstown VIC 3016

- \$4 million
- \$637 per sqm site area

Property development and fund management specialist *Maximise Group* has bought 6,277 sqm of industrial land in Williamstown. The property is located within the Williamstown industrial precinct and can be accessed through Kororoit Creek Road. Williamstown is located 7km south-west of Melbourne's CBD. (AFR 11.04.19)

## 875 Taylors Road, Dandenong South VIC 3175



- \$80 million
- \$194 per sqm site area

Singapore backed *Fraser's Property Australia* has acquired one of the last remaining industrial vacant land opportunities in Melbourne's south east as industrial land prices continue to heat up. Fraser's intends to develop the 41.3 hectare site into a \$300 million estate over the next three to five years. Surrounded by large occupiers such as Amazon, Bunnings and Woolworths the site will benefit from its proximity to both Eastlink Freeway and South Gippsland Highway. Dandenong South is located 31km south-east of Melbourne's CBD. (AFR 24.04.19)

## 244-264 Greens Road, Dandenong South VIC 3175

- \$968,620 net p.a
- 3 Years
- \$95 per sqm lettable area p.a

*4WD Supercentre* has leased an A-grade distribution facility from a private landlord in Melbourne's south-east. The camping gear retailer will takeover 10,196 sqm of building area comprising of offices, loading areas, five on-grade roller doors and 92 car spaces. The property benefits from its proximity to major arterials such as the Eastlink Motorway. Dandenong South is located 31km south-east of Melbourne's CBD. (AFR 09.04.19)

**38 Pineapple Street,  
Zillmere QLD 4034**



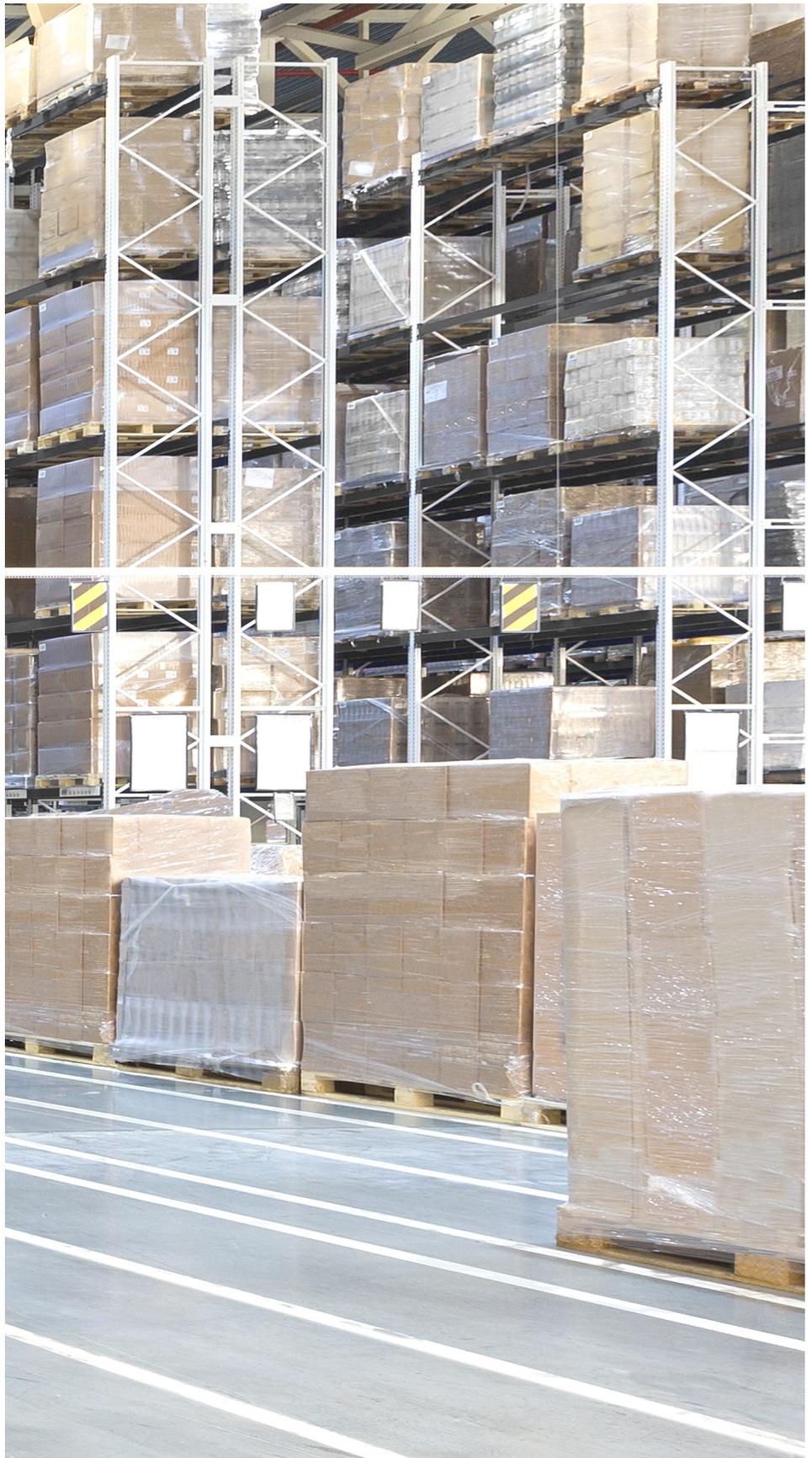
- \$8.75 million
- 7.7%
- \$1,255 per sqm site area

Two investors have traded a 1.9 hectare industrial site north of Brisbane. The site comprises of a 6,970 sqm heavy duty concrete hardstand and is underpinned by a **net annual rent of \$675,000 for five years**. The sale of the property was struck in an off market transaction. Zillmere is located 14km north of Brisbane.  
(AFR 04.04.19)

**1/22 Ashover Road,  
Rocklea QLD 4106**

- \$153,825 net p.a
- 53Years
- \$105 per sqm lettable area p.a

A 1,465 sqm industrial facility has been leased to restaurant and hotel supplies distributor *QCC Hospitality*. The new lease over the property allows the business to bring together both the warehouse and administration functions to one location. The property is improved with 445 sqm awning, extensive hardstand and an internal height of between 8.5 to 10 metres. Rocklea is located 9km from Brisbane's CBD.  
(AFR 09.04.19)





## Hotels & Leisure

### 631 Anzac Highway, Glenelg SA 5045



\$25 million



\$2,979 per sqm of site area

The **Watermark Hotel** in Adelaide has been sold to the *Australian Leisure and Hospitality Group* after The *Elmes families'* ownership of the property for 22 years. The sale represents the CBD's biggest pub sale in 20 years. The property comprises of 40 gaming machines, a 15-room motel and a drive thru bottle. The property is situated within walking distance from the beach and benefits from premium amounts of car parks. Glenelg is located 10km from the Adelaide CBD.

(AFR 11.04.19)

## Residential

### 52 Woodside Avenue, Strathfield NSW 2135



\$8 million



\$3,077 per sqm of site area

A private buyer has purchased a renovated five bedroom house with a DA in place to subdivide the property into four lots. The vendor before the sale hedged his bets and offered the property as either a development site or a single dwelling which is what the buyer will use the property as. The property, which sits on a 2,600sqm site, features a pool, tennis court, three bathrooms and four car space. The property is located 700 metres from the Strathfield CBD and railway station. Strathfield is located 12km west of the Sydney CBD.

(AFR 23.04.19)

## Specialised Properties

### 2 Mia Street, Alfredton VIC 3350



Childcare Centre

A childcare centre leased to **Beginnings Early Learnings** has sold to a local developer in an off market transaction. The centre sits on a 3,085 sqm site in the Victorian city of Ballarat. Alfredton is located 4km west of Ballarat's CBD.



\$4.7 million



7.46% Yield

(AFR 18.04.19)

## Property Funds and Capital Raisings

### Elanor Investment Group



Combined \$113.5 million



10.8% Blended Yield

The *Elanor Metro and Prime Regional Hotel Fund* have acquired two regional hotel assets for a combined **\$14.5 million**. The two properties are located in the South Australian wine region and are managed by metropolitan and regional hotel operator *1834 Hotels*. Combined both assets traded on a **blended yield of 10.8%** and provide the portfolio with further diversification. Currently the portfolio comprises of 11 hotels including the **Byron Bay Hotel and Apartments, Peppers Cradle Mountain Lodge and several Ibis Styles and Mantra Hotels** in NSW and the ACT. The fund, which commenced in 2017 is valued at circa \$191 million and comprises of 888 rooms in total. In addition, the fund managers have created a new fund to specify in the acquisition of luxury hotels. The fund will operate under the name *Elanor Luxury Hotel Fund*, which launched with the acquisition of two premium Adelaide hotels. Both the **Mayfair Hotel Adelaide and Adabco Boutique Hotel** were purchased for a **combined \$99 million**, representing the investor group's shift away from retail property investment.

(AFR 11.04.19)

# Residential Development

## 9 Peach Tree Road, Macquarie Park NSW 2133

 \$40 million

 \$2,398 per sqm of site area

Sundale has purchased a residential development property “Monika” from Sydney developer Hyecorp without any pre sales. Sundale will rename the development “Platinum on Peach Tree” and will comprise 116 apartments, over 15 levels. The property will benefit from top end amenities including a wellness centre, yoga room, rooftop entertainment area, children’s play area, a gym and an outdoor lap pool. Sundale have also priced the apartments on their one, two and three bedroom apartments a little lower than Hyecorp due to current market conditions and lack of pre sales. Macquarie Park is located 15km north west of the Sydney CBD. (AFR 17.04.19)

## 88-96 Stubbs Street, Kensington VIC 3031

 \$17.5 million

 \$4,357 per sqm of site area

Melbourne developer Kris Daff, through his investment vehicle *Make Ventures*, has secured his second build-to-rent site in the inner Melbourne suburb of Kensington. The circa 4000sqm property currently comprises a sawtooth factory building. Vendor, the *Quattro Group* marketed the site as an apartment development opportunity, however Daff will construct the site as a build-to-rent development. Daff who heads Assemble Communities and Make Venture will use a model where tenants engage in a 5-year lease with the opportunity to buy the apartment at the end of the term. Kensington is located 4km north-west of Melbourne’s CBD. (AFR 04.04.19)

## 640 Bourke Street, Melbourne VIC 3000

 \$40 million

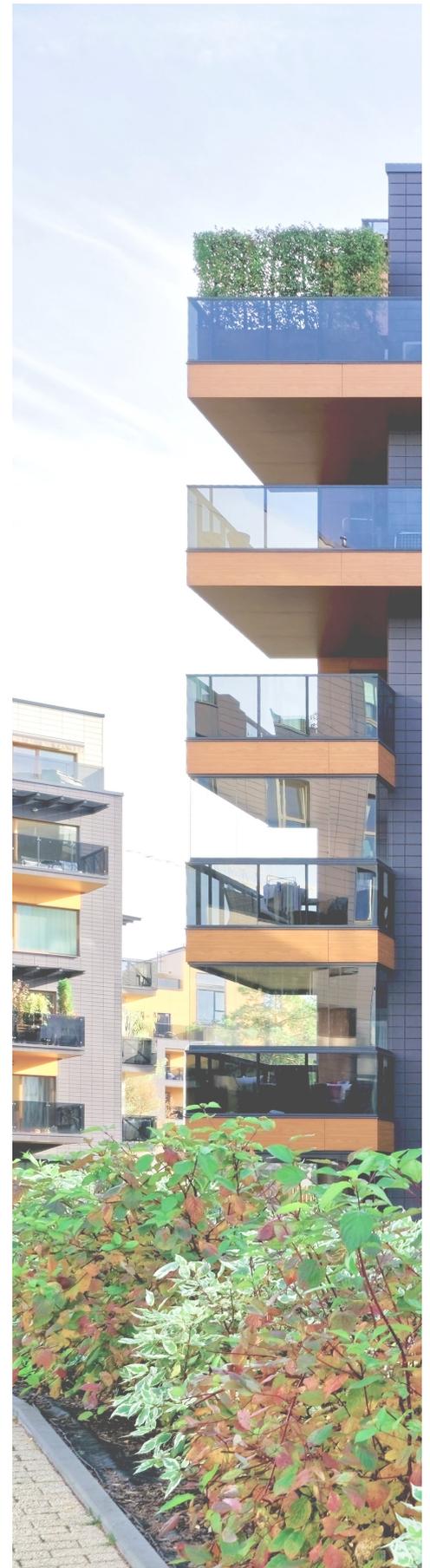
Hong Kong listed developer *Far East* has purchased a property that comprises of the historic Eliza Tinsley building and approval for 813 apartments within a 68 level residential tower. The site was sold by Sydney based developer Besgate, following the current downturn in the domestic residential market. The Chinese back developers are also selling out of two other Melbourne residential sites in Melbourne. (AFR 09.04.19)

## Cnr of Lamington Ave and Mordant St, Ascot QLD 4007

 \$35.25 million

 \$569 per sqm of site area

A 6.2 hectare corner site classified as an “Emerging Community” under the Brisbane City Plan 2014 has been snapped up by developer *Poly Australia*. As one of the very few active residential developers during the current downturn, Poly Australia says it will work with council to bring the right mix of housing for the site as they reconsider the sites current development application approval. Currently the property permits allow for super housing lots, a public park and stormwater drainage system, although zoning on the site also allows for other residential types such as townhouse and apartments. The property benefits from its proximity to Doomben Train Station, Southern Cross Way, Eagle Farm Racecourse and neighbourhood shops. Ascot is located 7km from the Brisbane CBD. (AFR 08.04.19)





## Our Research

At Preston Rowe Paterson we take pride in the extensive research we prepare for the market sectors within which we operate in. These include Commercial, Retail, Industrial, Hotel and Leisure and Residential property markets, as well as Infrastructure, Capital, Asset, Plant and Machinery markets.

## We have **property** covered.

## We have **clients** covered

Preston Rowe Paterson acts for a diverse range of clients with all types of property needs, covering real estate, infrastructure, asset, plant and machinery interests, these include:

- Accountants, auditors & insolvency practitioners
- Banks, finance companies & lending institutions
- Commercial & residential non-bank lenders
- Co-operatives
- Developers
- Family Offices
- Finance & mortgage brokers
- Hotel owners & operators
- Institutional investors
- Insurance brokers & companies
- Investment advisors
- Lessors & lessees
- Listed & private companies & corporations
- Listed & unlisted property trusts
- Local, state & federal government departments & agencies
- Mining companies
- Mortgage trusts
- Overseas clients
- Private investors
- Property syndication managers
- Real Estate Investment Trusts (REITS)
- Rural landholders
- Solicitors & barristers
- Sovereign wealth funds
- Stockbrokers
- Superannuation funds
- Trustee & custodial companies.

## We have **real estate** covered

We regularly provide valuation, advisory, research, acquisition, due diligence management, asset and property management, consultancy and leasing services for all types of Real Estate, including:

- Metropolitan & CBD commercial office buildings
- Retail shopping centres & shops
- Industrial, office/warehouses & factories
- Business parks
- Hotels (accommodation) & resorts
- Hotels (pubs), motels & caravan parks
- Residential developments projects
- Residential dwellings (houses/apartments/units)
- Property Management
- Rural properties
- Hospitals & aged care
- Special purpose properties
- Extractive industries & resource based enterprises
- Infrastructure including airports & port facilities.

## We have **asset, plant and machinery** covered

We regularly undertake valuations of all forms of asset, plant and machinery, including:

- Mining & earth moving equipment/road plant
- Resort & accommodation, hotel furniture, fittings & equipment
- Office fit outs & equipment
- Farming equipment
- Transport equipment
- Industrial/factory equipment
- Licensed club furniture, fittings & equipment
- Building services equipment (lifts, air conditioning, fire services & building maintenance equipment).

## We have your **needs** covered

Our clients seek our property (real estate, infrastructure, asset, plant and machinery) services for a multitude of reasons, including:

- Acquisitions & Disposals
- Alternative use & highest and best use analysis
- Asset Management
- Asset Valuations for financial reporting to meet ASIC, AASB, IFRS & IVSC guidelines
- Compulsory acquisition and resumption
- Corporate merger & acquisition real estate due diligence
- Due Diligence management for acquisitions and sales
- Facilities management
- Feasibility studies
- Funds management advice & portfolio analysis
- Income & outgoings projections and analysis
- Insurance valuations (replacement & reinstatement costs)
- Leasing vacant space within managed properties
- Listed property trust & investment fund valuations & revaluations
- Litigation support
- Marketing & development strategies
- Mortgage valuations
- Property Management
- Property syndicate valuations & re-valuations
- Rating and taxing objections
- Receivership, Insolvency & liquidation valuations & support/advice
- Relocation advice, strategies and consultancy
- Rental assessments & determinations
- Sensitivity analysis
- Strategic property planning.

## We have all **locations** covered

From our capital city and regional office locations we serve our client's needs throughout Australia. Globally, we have three offices located in New Zealand, as well as associated office networks located in the Asia-Pacific region.

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