

**SITE SEARCH +
ACQUISITION
SERVICE**

**SAVE TIME AND MONEY +
RECEIVE UNRIVALLED ACCESS
TO OUR TEAM'S
INTEGRATED KNOWLEDGE**

**10 SITES WORTH \$13M
PURCHASED IN 2015**

Recent acquisitions



North Fitzroy: 192 sqm (4 dwellings)
Estimated Total Cost: \$3.07m
Estimated Gross Return: 45%



Alphington: 1084 sqm (8 dwellings)
Estimated Total Cost: \$5.47m
Estimated Net Return: 26%



Bundoora: 1066 sqm (8 dwellings)
Estimated Total Cost: \$3.8m
Estimated Net Return: 29%



Northcote: 877 sqm (7 dwellings)
Estimated Total Cost: \$5.36m
Estimated Net Return: 23%



Thornbury: 1420 sqm (6 dwellings)
Estimated Total Cost: \$4.48m
Estimated Net Return: 22%



Mordialloc: 910 sqm (4 dwellings)
Estimated Total Cost: \$2.46m
Estimated Net Return: 32%



StKilda West: 245 sqm (2 dwellings)
Estimated Total Cost: \$2.1m
Estimated Gross Return: 33%



West Melbourne: 409 sqm (9 dwellings)
Estimated Total Cost: \$6.52m
Estimated Gross Return: 35%



Heidelberg West: 655 sqm (3 dwellings)
Estimated Total Cost: \$1.32m
Estimated Net Return: 29%

Pillar+Post Acquisition Service – From Research to Acquisition

- 00. RESEARCH**
 - **Establish target property profile:** Detailed project scope established based on your budget & objectives.
 - **Market search:** We recommend the best on and off-market opportunities that suit your criteria.

- 01. ASSESSMENT**
 - **Preliminary Development Assessment:** We leverage our architectural, planning, building and development knowledge to assess a target property's development potential. We determine whether the property fits your criteria and is worth progressing with.

- 02. STRATEGY**
 - **Feasibility Study & Strategy:** If the PDA indicates the property fits your criteria we conducted a more detailed design, planning and financial feasibility study to complete our due diligence, including a Land Use Plan (concept schematic).
 - **Site Acquisition:** We negotiate on your behalf to secure the site and provide auction support.

- 03. CONCEPT**
 - **Concept Plans:** We develop concept plans for your project and engage with Council to get their early feedback on the design via a pre-application meeting.

- 04. APPLICATION**
 - **Town Planning Application:** We develop town planning drawings and a town planning report for your application. We then manage the application through the planning process.

- 05. DETAIL**
 - **Detailed Working Drawings:** We complete detailed working drawings and finalise your specification, liaising with all engineers and surveyors.

- 06. BUILD**
 - **Building:** Pillar+Post Projects is a licensed building arm that focused on multi-residential projects.
 - **Tender & Construction Management:** We have a network of builders that we work with on a regular basis. On your behalf we can source and select builders, manage tenders & negotiate contracts. We also administer contracts, conducting regular inspections, assessing variations and resolving on site issues.

- 07. REALISE**
 - **Agent selection:** We can assist with sourcing and vetting selling agents or leasing agents.

**SITE SEARCH +
ACQUISITION
SERVICE**

From \$9,499

**A DEVELOPMENT IS AN
EXERCISE IN THE
CONTROL OF TIME AND MONEY**

**AN INTEGRATED APPROACH
IS A SURE WAY TO
MANAGE YOUR RISKS +
MAXIMISE RETURNS**

Pillar+Post - An integrated approach to development

Architects

In house architects – focus on efficient project-driven architecture – considered, inspiring and functional, sustainable & not wasteful

Town Planners

In house private town planner - 100% success rate for our Clients and experience with all Melbourne inner city & suburban Councils

Builders

We offer in house building through Pillar+Post Projects or tender & construction management of projects using external builders. Our team has delivered over 300 dwellings in the last 20 years.

Developers

In house developers specialising in medium density townhouse & low rise apartments – experts in site search, acquisition, joint venture structuring & project delivery

Contact

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