



KINGSTON PARK APARTMENTS

WORD FROM THE DIRECTORS

It has been a very busy first half of 2013 particularly in the construction department with a number of projects nearing completion. Of significance is our Kingston Park Apartments project in Highett, where three separate buildings with a combined 134 apartments will soon be completed in September. We are very proud of the combined efforts of our construction team who have worked tirelessly to ensure this project has been delivered on time.

Another exciting milestone for the Hallmarc Group is the launch of our latest Corporate Centre at 2 Brandon Park Drive Wheelers Hill. These magnificent serviced offices set a new benchmark for serviced office facilities and compliment the expanding commercial portfolio of the group.

Already we have many new clients who are enjoying the benefits and flexibility that our corporate centre provides.

Tyrian Serviced Apartments in Fitzroy continues to break records with rave reviews from our corporate and leisure guests enjoying the high quality of these modern apartments and the best location in Fitzroy. Tyrian is set to expand in the future with two exciting new locations on the drawing board. Watch this space!

We look forward to bringing you further updates in our next newsletter in the second half of 2013

Marc Cini and Michael Loccisano

For further information on all of our projects and portfolio report please visit our new website at

www.hallmarc.com.au

LATEST PROJECTS

KINGSTON PARK APARTMENTS

With only a few months to go until our very first residents move in, we are pleased to announce that Kingston Park Apartments has entered into a new chapter with internal fit-outs now well underway and a brand new sales centre to look forward to.

The apartments are quickly taking shape as the installation of home services and plastering were completed last month with carpet, tiles, mirrors and kitchen splash-backs now being installed. Externally, Kingston Park Apartments will soon be transforming into the idyllic community we first envisioned with the commencement of landscaping and installation of our unique storm-water recycling integration with Sir William Fry Reserve - a real change of scenery for our team!

With dwellings available across all three buildings and new layouts available in Building 2, purchasers can still secure large one-bedroom and two-bedroom apartments boasting park or city views starting from just \$355,000 and \$485,000 respectively.

For more information visit
www.kingstonparkapartments.com.au



HALLMARC BUSINESS PARK BAYSIDE

Hallmarc's highly successful business park in the bayside suburb of Cheltenham continues to attract high quality tenants seeking modern, functional office space or office/storage space in the bayside area. Due to the strong demand from owner occupiers and investors alike, Hallmarc has chosen selected buildings within the park which are now being offered for sale.

There are a range of office buildings starting from 100m² through to larger office/storage buildings of 300m² on offer starting from \$460,000 to choose from. Selected investment options are also available with an initial return of circa 7% net leased to quality tenants.



Cash positive investment opportunities from \$575,000 to \$1.2M are on offer, ideal for SMSF's. Hallmarc have appointed marketing agents CVA Property to conduct the sale process. All enquiries should be directed to Mr Charles Cini on 9654-2311.

For more information visit
www.hallmarcprojects.com.au/reserveroad/

HALLMARC CORPORATE CENTRE

For many years Hallmarc have had an excellent reputation for providing quality office solutions to Melbourne clients through our network of office and business parks.

We pride ourselves on continually providing innovative new products and services to improve the business environments we create through technology, creative design and adapting to the changing needs of our clients.

Our brand new Serviced Offices and Virtual Offices, located on the top floor of Hallmarc's successful Brandon Park office building in Wheelers Hill, is the latest addition to our expanding product offering.

Serviced offices are becoming increasingly popular in today's modern world where committing to long-term lease contracts can be daunting or financially constraining.

Serviced offices provide the flexibility of no lease agreements and no long-term commitments with the added benefits of fully-furnished surrounds in a professionally managed building. Due to our extensive range of office buildings and business parks, we can then offer longer term premises if the client's needs change in the future.

**For more information visit
www.hallmarccorporatecentre.com.au**



TYRIAN SERVICED APARTMENTS

Three and a half years ago Hallmarc's mixed use development of luxury apartments and retail stores in the bustling centre of Johnston Street, Fitzroy inspired the Group to explore a brand new business venture. Now, the established and award winning, Tyrian Serviced Apartments attracts both leisure and corporate guest such as Nike, Southern Star Productions and Little Creatures.

What was an experimental endeavour is now being used as a base model that Hallmarc anticipates to expand throughout various locations in Melbourne.

For more information visit www.tyrian.com.au



HALLMARC EMPLOYEE PROFILES

BARRY FLOOD

Barry joined Hallmarc in September 2012 and has quickly become an integral part of the team. After completing an MSC in Real Estate in Ireland he worked in Agency selling and leasing high end residential property in his home town of Dublin.

Naturally, Barry started working in the residential team at Hallmarc in September, and in the space of a few months, has moved into commercial property management.

"I have been exposed to and have the opportunity to learn more about many different aspects of the property market that wouldn't have been possible at a traditional agency" Barry says of Hallmarc. "Also the people here are a great bunch to work with!"



Barry Flood



Jennifer Woodley

JENNIFER WOODLEY

Kingston Park Apartments is not only seeing changes with its rapidly progressing construction schedule, we also have a new face in the sales office and are pleased to welcome Jennifer Woodley to the Hallmarc family!

Carving a successful career in real estate throughout the Bayside area, Jennifer is the go-to person for all the latest information on residential property and the local area. Stepping out of the realtor's shoes and into Kingston Park Apartments, Jennifer brings to the Hallmarc team a wealth of local knowledge. Having raised her family in the area, Jennifer said she has seen the local area evolve incredibly over the years and is excited to be part of the team.



The Team