

6 Eden Park Drive & 7 Eden Park Drive, Macquarie Park, NSW
18,500 m² office building
(\$88.25 M)

6 Eden Park Drive

Sector: Commercial
Building area: 11,000m²
Sales/leasing: Currently leasing
Project value: \$55M
Project complete: March 2008
Contact: Rob Thomas
Phone: 02 8226 9472
Email: rthomas@investa.com.au

7 Eden Park Drive

Sector: Commercial
Building area: 6400m²
Sales/leasing: Currently leasing
Project value: \$33M
Project complete: March 2008
Contact: Rob Thomas
Phone: 02 8226 9472
Email: rthomas@investa.com.au

EDEN PARK

INVESTA
MACQUARIE PARK NSW





TAKING CARE OF BUSINESS

Investa Property Group's major commercial and retail development at Eden Park Drive in Macquarie Park, Sydney has raised the standard of construction and design delivering to tenants a prestigious working environment in a village style campus.

Investa and architect Architectus have now completed the \$88.25 million development at 6 & 7 Eden Park Drive in Sydney's north west, encompassing an 18,500m² office building.

"The success of this project and its on-time delivery is a great result and demonstrates our success in developing and leasing quality commercial projects," Investa Commercial Developments, Group Executive, Richard Johnston said.

Centred around an outdoor cafe/ restaurant, 6 Eden Park Drive is designed as a village style office campus surrounded by complementary retail shops, tenant amenities including a childcare facility, and landscaped gardens introducing a greener perspective.

The office complex comprises 11,000m² of A-Grade office space over five levels with an average floor plate of 2,000m². In addition there are ground floor childcare facilities and retail space and four levels of basement car parking.

CA Pacific Pty Ltd (formerly Computer Associates) will be the main tenant of the new complex, having entered into an agreement to lease over 9,300m².

Mr Johnston said the pre-commitment by CA Pacific was a strong vote of confidence in the project and the growing Macquarie Park area.

"The pre-commitment also provided us with the opportunity to extract synergies from Investa's integrated property businesses and provided an opportunity for the Investa Commercial Property Fund to purchase the assets," Mr Johnston said.

7 Eden Park Drive completes Investa's ambitious and modern commercial/retail project. This six-level building comprises 6,300m² of A-Grade office space over ground and five upper levels of office space with an average floor plate of 1,200m², with two-levels of basement car parking. It also features retail space on the ground floor.

Consistent with Investa's leading position on sustainability, the buildings have been designed with state-of-the-art services and will be capable of achieving a 4.5 star Australian Buildings Greenhouse Rating (ABGR).

At the core of ICD's successful delivery of prestige projects such as Eden Park is the development of quality commercial and industrial assets for Investa Funds. This allows reliable, recurring profit streams to be generated for the multiple ICD business units. Investa's integrated business processes allow an appropriate balance of financial risks and returns so that a strong capital base is maintained.

ICD manages an industrial and office development pipeline of more than \$2 billion, across the east coast of Australia with 850

hectares of industrial land and 100,000m² of proposed office accommodation.

The 6&7 Eden Park development was constructed by Buildcorp Australia Pty Ltd.

Companies which have also contributed to completion of the quality project are Safety Build Pty Ltd for construction industry specific Occupational Health and Safety services, and Solution Cleaning Services Pty Ltd providing builder's initial and final clean-up.

Kastle Systems Australia joined the project to provide expert 24-hour property security, while Total Glass & Aluminium has brought its staff's seasoned skills to creating customized design of sub-framing and also new window mullions to which sunhoods could be attached.



Investa Property Group
L6, 126 Phillip Street
Sydney, 2000
t. 02 8226 9300
f. 02 8226 9494
e. investa@investa.com.au



IN SAFE HANDS



Specialist OHS Consultants, Safetybuild provided ongoing external OHS Site Safety Inspection for the Eden Park project. These inspections included comprehensive industry specific reports, photographs, action sheets, safety walk notes and statistics.

The performance of the site was scored each month and charted on a bar graph over the term of the project, assisting with continuous improvement. “Contributing OHS services to Eden Park and assisting Buildcorp Australia in gaining AS/NZS 4801 Accreditation was an enjoyable collaboration,” Suzana Georgeff said.

The company’s unique point of difference is that it specialises in OHS services for the construction industry, Ms Georgeff, explains it simply: “No-one in OHS knows the building industry as well; our staff have extensive industry experience and tertiary qualifications to go with it”.

The General Manager, Mark Greentree has 25 years experience as a builder and holds a Masters degree in OHS says “our objective is to help companies meet legislative compliance with Occupational Health and Safety and achieve best practice, in doing so improve cost efficiencies and competitive advantage”.

Safetybuild provide a systematic program to address WorkCover requirements such as risk management, policy, consultation and monitoring. “We provide free telephone support for all site staff and management, often providing the answer on the spot” said Mr Greentree.

Our Associates have WorkCover experience and specialise in a variety of industries, therefore providing a complete OHS package. Allan Kemp, a senior associate said “as a previous WorkCover Manager and Inspector I have assisted organisations to introduce and foster a positive OHS culture at all levels”.

Safetybuild can assist your business with:

- Development and implementation of OHS Management Systems
- Site specific OHS Management Plans
- OHS System Gap Analysis to AS/NZS 4801 Standards
- External Site Safety Inspections
- Accident investigation and reports
- Training

Call Safetybuild to assist you with your critical ongoing OHS compliance and avoid costly WorkCover fines while ensuring the health, safety and welfare of all people at your workplace.

SafetyBuild Pty Ltd
 PO Box 2185
 Gateshead DC NSW 2290
 t. 02 4942 6039
 f. 02 4942 6758
 e. enquiries@safetybuild.com
 www.safetybuild.com

COMMERCIAL VALUE

With expertise spanning industrial, commercial, health, education and leisure construction, Buildcorp Australia Pty Ltd commenced the Eden Park development well-equipped to overcome significant site and scheduling challenges.

From design through construction, Buildcorp Aust., part of the Buildcorp Group, started in October 2006 on evacuating approximately 50,000m³ of rock to allow for basement car parking below the six-storey commercial/retail buildings at 6 Eden Park Drive and 7 Eden Park Drive.

The tight site area then posed significant materials handling issues for a single-tower crane as the two buildings comprising Eden Park rose simultaneously. In each building, five commercial floors will be completed above a retail ground floor offering 18,500m² nett lettable space.

An added challenge Buildcorp Aust. continues to meet is the progressive handover of floors in the buildings for fit-out, prior to practical project completion.

The entire development of the two buildings is constructed to a 4.5 star base building ABGR level. A reinforced concrete frame with post-tensioned slabs and structural steel-framed roof plantrooms with metal cladding were used. Each building also has a predominantly glazed façade with precast concrete infill panels.

While Building 6 includes a four-storey underground carpark with 244-car capacity, Building 7 allows parking of 80 cars across two levels. On its ground floor there is a child care facility catering for 65 children. Another separate building at the front of the site houses a 140-seat café.

Such an extensive project has to date required 1036 inducted workers, with 120 to 150 people on average attending daily, looking to completion in March 2008.

Buildcorp Australia Pty Ltd
 Level 4, 10 Mallett Street
 Camperdown NSW 2050
 t. (02) 9565 0000
 f. (02) 9565 0020
 e. marc_avery@buildcorp.com.au

CRYSTAL CLEAR



A consistent and reliable response to all commercial glass and aluminium needs for window and door manufacture and fitting is key to the reputation of Total Glass & Aluminium after 16 years in business.

The company's contribution to the major Eden Park development called for not only customised design of new sub-framing but also new window mullions for the attachment of sunhoods.

In fact, Total Glass & Aluminium's entire contribution to the project had to meet the considerable challenge of being manufactured to predetermined sizes issued by the builder, Buildcorp Australia.

The company's successful part in satisfying such specifications for the commercial/retail project speaks volumes – and much more than even a picture can convey - for the accuracy, efficiency and tenacity of the eight window and door experts who worked on Eden Park.

Total Glass & Aluminium's Dennis Lysek leads a total staff of 22 who thrive on facing the challenges and unique issues presented by major development projects. There is evidently plenty of confidence among the team in not only the products and materials used but also in the skills and abilities of each other.

"I'd like to say how much we all enjoyed working with the builder, Buildcorp Australia," Mr Lysek said.

In addition, these high standards are obviously supported by a model of service delivery which has been adapted and perfected over many years of business operation to ensure client satisfaction and project success.

Total Glass & Aluminium Pty Ltd
28 Lincoln Street
Minto NSW 2566
t. 02 9603 9888
f. 02 9603 9191

PIPE DREAMS

Ansavon Commercial Plumbing
PO Box 74
Bringelly, NSW 2556
t. 02 47748383
f. 02 47748433

Ansavon Commercial Plumbing Pty Ltd is a boutique firm specializing in unique projects that require detailed design, installation and commissioning. The company has been established for seven years and utilizes a design team with conscientious and creative resolutions to problematic construction issues. Our clients have been extremely satisfied with results achieved.

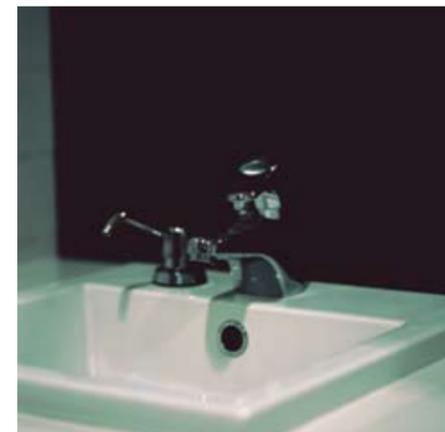
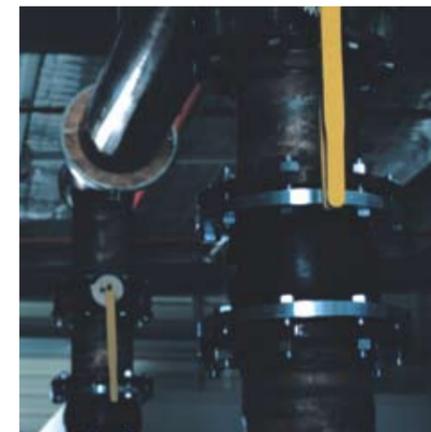
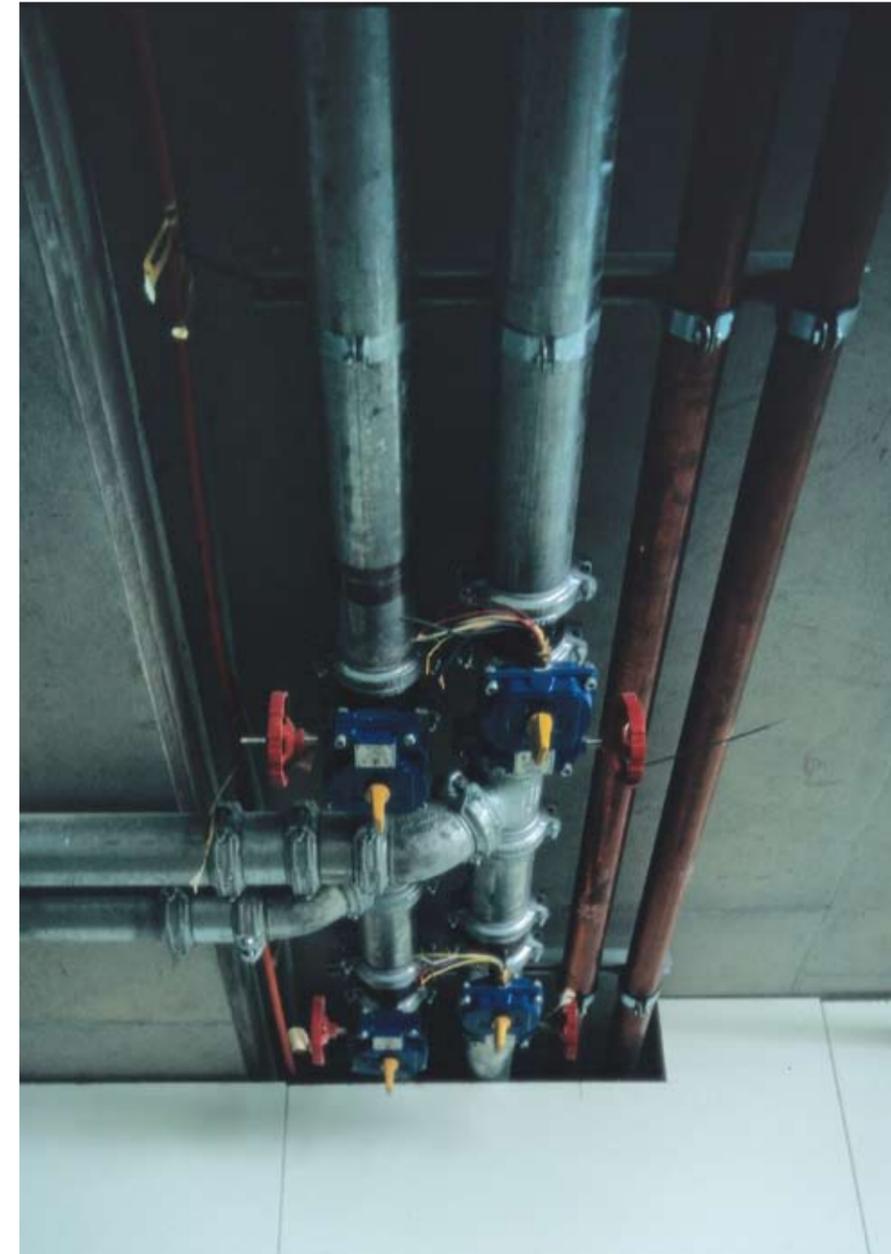
The director of the company, John McGrath, has been involved in the commercial plumbing industry for over 25 years with experience in many facets of plumbing. He established Ansavon Commercial Plumbing Pty Ltd in 2000 after many years as a General Manager of a large commercial plumbing company. Ansavon Commercial Plumbing has completed notable projects such as Grace Apartments-64 Unit and Retail Complex, Maddox Street Alexandria-Design and Construct Project Factory Complex and Café, Mean Fiddler Hotel-New & Refurbished Hotel, Bottle Shop, Kitchens, Restaurants, Altona Nursing Home Waverley-25 Bed Design and Construct, to name a few.

At Ansavon Commercial Plumbing we pride ourselves on quality & professionalism. Customer satisfaction is of utmost importance to us as well as punctuality and completing projects on time and within budget.

Our office staff, design team and tradesmen are neat, tidy & courteous and always willing to please the client to the best of their ability. Buildcorp Australia has awarded the hydraulic package to Ansavon Commercial Plumbing Pty Ltd for this landmark project by Investa Commercial Developments Pty Ltd. The development for 6 Eden Park Drive, Macquarie Park has been designed by Architectus and comprises a six-level commercial building of 11,500m², with five levels of office space over ground floor childcare, retail, gym and four levels of basement parking.

7 Eden Park Drive is a six-level structure with five levels of office space of 6,300m², has retail on ground floor and sits above two levels of basement parking.

Buildcorp Australia has been one of Sydney's most highly regarded suppliers of construction services and property development across a wide range of markets.



A SUBSTANTIAL SOLUTION

UNDER LOCK AND CARD



Solution Cleaning Services Pty Ltd brings 18 years solid experience to providing the builder's initial and final cleaning solutions at Eden Park, using innovative acid-free products.

of cleaning work is monitored, checked and recorded daily.

In addition to using new high-quality, acid-free chemicals, the company ensures properties such as Eden Park are presented at their most attractive after final cleaning by using new portable and truck mount equipment which greatly assist efficiency and effectiveness. All equipment is fully inspected and logged before use, with Work Method Statements available.

This system of cleaning ensures that the Solution Cleaning Services hallmarks of reliability, efficiency and effectiveness are consistently delivered to all clients, and are backed by a 100 per cent satisfaction guarantee.

Solution Cleaning provides initial and final

builder's cleaning to both new and refurbished buildings. To date, more than 100 major projects have been completed to full client satisfaction.

Solution Cleaning Services Pty Ltd
 PO Box 6409
 North Ryde NSW 2113
 t. 02 9498 1558
 m. 0419 226 316
 f. 02 8901 3045
 info@solutioncleaningservices.com.au
 www.solutioncleaningservices.com.au

Security solutions for the Eden Park two-building commercial/retail development were designed and implemented by Kastle Systems Australia. Its electronic card reader is the key to Kastle's provision of expert property security around the clock.

A leader in the management of building and office security systems, Kastle's success in contributing to Eden Park lies not only in delivering protection of the development's considerable assets but importantly, in boosting its appeal to corporate and retail tenants. The whole security system approach Kastle has honed will also be pivotal in the future retention of tenants.

While Investa Commercial Developments as building owners need to meet all of these goals, the security provided must also be cost effective. At Eden Park, outsourcing

of security management to Kastle Systems ensures net operating income targets can be met or exceeded with no distraction from core business.

The company is solving more than security issues by delivering an innovative system at lower cost than running security in-house, from a single point of execution with clear customer service benefits, and in a way that mitigates potential liability. This unique system of operating and managing security solutions saves Investa(/building owners)s from ongoing system management, administration, perpetual programming, maintenance, card key provision, updating information and upgrading equipment and programs.

Kastle Systems' expert staff have implemented Eden Park's innovative security system following a model proven over 35 years in

business, where superior service, database management, and ongoing software and control firmware upgrades lock in property security and tenant confidence and eliminate non-core business responsibilities.

To date, Kastle has secured more than 1800 properties and a total 31.6 million square metres of commercial and mixed-use properties in Australia and the USA.

SECURITY. HANDLED.

Kastle Systems Australia
 2 Lincoln Street
 Lane Cove, NSW 2066
 t. 02 9428 7000
 f. 02 94287021
 www.kastle.com