



Developers Experience

www.rapidformsystems.com

OUR COMPANY

Company Profile

Rapid Form Systems (RFS) and its personnel are widely experienced in the development, delivery, partnering and management of affordable rental and sale properties. RFS have serviced the Gold Coast for more than 10 years and, previously, Darwin for 20 years.

RFS draws on extensive development and finance experience, to constantly research and apply the development of systems and long lasting building materials that lend themselves to the fast and simple construction of affordable housing.

Under the creative guidance of Managing Director, Michael Anthony, Rapid Form Systems & associated companies have been redeveloping the now booming area of Southport, the Gold Coast's CBD, for the past five years and previously in Darwin from 1978 with outstanding results.

Our Aim

To deliver a quality residential product to the market, with a particular focus on CBD location's at rates consistent with market entry pricing, valuation and quality.

Our Point of Difference

Our point of difference lies in our approach to the way we do business. Whilst our products are comparable to those of large-scale corporations, we prefer to maintain a small, local business focusing only on local CBD developments. Maximisation of site yields and innovative use of cost effective materials, is the formula for continually producing entry-level developments which set us apart from our competitors.

OUR PEOPLE

Michael Anthony

Managing Director

Michael has over 35 years experience in the property development industry, with a specialised focus on the development and management of apartment, tourist accommodation and hostel buildings.

Past experience includes being a Councillor in Darwin and also as a manager running properties with over 600 beds as well as his qualifications as a Licensed Real Estate Agent and Auctioneer have shaped his instincts in the property development industry and particularly this sector. Michael currently oversees:

- Identification of suitable development sites.
- Town planning.
- Building design.
- Element costing.
- Strategic planning.
- Liaison with builders and sub-contractors.
- Construction.

Mathew Anthony

Mathew has been involved in the building and construction industry for 14 years, with 5 years experience as a project foreman and more recently in site Logistics Management.

Mathew currently oversees:

- Communication with suppliers.
- Liaison with sub-contractors.
- Building product and cost comparisons.
- Estimates.
- Design.
- Take-offs.
- Scheduling of all materials and logistic to sites.

David Anthony

With more than 10 years experience in many facets of the finance and property development industries, David began his career as a financial planner, before moving into finance broking in 2001 with a Diploma in Finance Advising SIA. In 2003, after launching his own property development, he shifted his focus to commercial and development funding. Since that time, he has continued to finance and develop his own projects as well as assisting his clients in all areas of development, from funding to evaluation management and project marketing, securing more than \$95,000,000 in funding for various developments in the year 2007 alone. David currently oversees:

- Financing arrangements.
- Cash flow analysis.
- Feasibilities.
- Town planning and DA issues.

Core Services Portfolio











- Land Acquisition and Feasibilities
- Project Management
- DA Management
- Market Research
- Building Products Analysis
- Building Management Systems
- Property Development
- Project Funding Analysis
- Project Marketing

OUR EXPERIENCE – KEY PROJECTS

With a number of years of experience in all facets of the industry from land acquisition and development to finance and management, we are leaders in our field.

Completed Projects

<p>JAZ</p> <ul style="list-style-type: none"> • 27 Units • 3 levels + basement 	<p>Southport - QLD</p> <ul style="list-style-type: none"> • Acquisition • Design & DA application • BA plans & co-ordination • Finance Application • Design Inputs • 1,2 and 3 bedroom medium density units 	<p>PLATO PLACE</p> <ul style="list-style-type: none"> • 18 Units 	<p>Southport - QLD</p> <ul style="list-style-type: none"> • (3 + basement) • Acquisition • Design & DA Application • Finance Application • BA & Construction • 1, 2 and 3 bedroom medium density units
<p>ALIA</p> 	<p>Chevron Island QLD</p> <ul style="list-style-type: none"> • 15 Units • 4 levels + basement • Acquisition • Site resale • Design consultancy 	<p>ISOBELLA</p> <ul style="list-style-type: none"> • 10 two-storey townhouses 	<p>Southport - QLD</p> <ul style="list-style-type: none"> • Acquisition • Design • DA Application • BA Plans & Coordination • Finance Application • 3 bedroom 3 bathroom duplex • 2 levels • Sales
<p>KING STREET</p> 	<p>Southport - QLD</p> <ul style="list-style-type: none"> • Part of Isobella Development • Duplex pair on shaped internal block 	<p>ELENI on High</p> 	<p>Southport - QLD</p> <ul style="list-style-type: none"> • Acquisition • Design • DA Application • BA Plans & Coordination • Finance Application • 26 x 1 bm units • Sales & Finance
<p>STANLEY ON HIGH</p>  <p>www.stanleyonhigh.com.au</p>	<p>Southport - QLD</p> <ul style="list-style-type: none"> • 88 Units • 4 levels + Basement • Acquisition • Design • DA & BA • 1 and two bedroom adaptable units • Finance application • Construction • Sales & leasing 	<p>OCEANS ELEVEN</p>  <p>www.oceanseleven.com.au</p>	<p>Runaway Bay - QLD</p> <ul style="list-style-type: none"> • Three storey, individual level luxury waterfront apartments. • Basement • Design • Construction • Project Mgmt • Sales

<p>Adams Avenue</p> 	<p>Miami - QLD</p> <ul style="list-style-type: none"> • Duplex Pair • 2 levels • Acquisition • Design • Build • Sales 	<p>WEST KING STREET</p> 	<p>Southport - QLD</p> <ul style="list-style-type: none"> • House • Renovation
<p>Darwin Transit Centre</p> 	<p>Darwin - NT</p> <ul style="list-style-type: none"> • 300 rooms, • 3 levels • Refurbishment • Design • Construction • Operated 1981-1994 	<p>Bella Sera -19 Beale Street</p> 	<p>Southport - QLD</p> <ul style="list-style-type: none"> • Duplex pair • 2 levels • 4 bms each • Acquisition • Design • Construction • Sale
<p>Anthony Plaza</p> 	<p>Darwin - NT</p> <ul style="list-style-type: none"> • Shopping Arcade • 2 levels • 1978 • Acquisition • Design • Letting • Management • Sale 	<p>Mall 30 – Smith Street</p> 	<p>Darwin - NT</p> <ul style="list-style-type: none"> • 3 shops • 2 levels • Acquisition • Design • Construction • Sales • 1978
<p>Boulevard Motel</p> 	<p>Darwin - NT</p> <ul style="list-style-type: none"> • 61 Units • 3 levels • Acquisition • Refurbishment • Management • Sale • 1987-2005 	<p>Crest Apartments-Woods St</p> 	<p>Darwin - NT</p> <ul style="list-style-type: none"> • 14 Units • 3 levels • Refurbishment • Addition • Sale
<p>Peninsular Apartments</p> 	<p>Darwin - NT</p> <ul style="list-style-type: none"> • 38 Units 1985 • 4 levels • Lift • Acquisition • Design • Build • Management • Sales 	<p>1 & 9 Bambra Crescent</p> 	<p>Darwin - NT</p> <ul style="list-style-type: none"> • 5 Units + 4 units • 2 levels • Acquisition • Design • Build • Sale

<p>101 Mitchell Street</p> 	<p>Darwin -NT</p> <ul style="list-style-type: none"> • 10 Levels • Sales & Marketing for Glen White of Landmark White Valuers • 2001 	<p>Ross Smith Guest House</p> 	<p>Darwin - NT</p> <ul style="list-style-type: none"> • 100 Rooms • 3 levels • Refurbishment • Operated 1981-94
<p>Palazzo Colonnades</p> 	<p>Surfers Paradise-Q</p> <ul style="list-style-type: none"> • Units • 10 levels & basement parking • Site Acquisition • Amalgamation • Design • Sale of Site 	<p>West Lane Carpark</p> 	<p>Darwin - NT</p> <ul style="list-style-type: none"> • 7 Levels • Initiation of Project whilst Councillor in Darwin City Council
<p>Traders Inn</p> 	<p>Grafton - NSW</p> <ul style="list-style-type: none"> • 19 Units • 4 levels • Acquisition • Strata division • Refurbishment • Sales 	<p>Leonardo Suites - QLD</p> 	<p>Surfers Paradise</p> <ul style="list-style-type: none"> • 16 Units • 3 levels • Acquisition • Refurbishment • Strata division • Sales
<p>Illawong Beach Resort-QLD</p> 	<p>Mackay</p> <ul style="list-style-type: none"> • 39 Units • 2 levels • Sale of Management Rights 		

Please continue to current developments on next page.....

Current Development Agenda

ZEST RESIDENCES	Darwin - NT	Mangola	Darwin - NT
	<ul style="list-style-type: none"> • 102 Units • 10 Levels + Basement • 7 unit layouts • DA & BA • Finance stage • Completion 2011 • Sales commenced www.zestresidences.com 		<ul style="list-style-type: none"> • 18 units • 7 levels • Basement • DA Stage • Project Management • Construction • Completion 2011
Tides –	Cleveland - QLD	Moreton Bay Sands	Redcliffe Qld
<ul style="list-style-type: none"> • 34 Units, 5 levels and 1 level undercroft parking 	<ul style="list-style-type: none"> • Design • DA Application • Accepted Nation Building – Economic Stimulus Plan – Social Housing Initiative (See Attachment D1-7) • 18 x 1 bedroom units including 4 adaptable units • 4 x 1 bedroom studios • 12 x 2 bedroom units including 4 adaptable units 	<ul style="list-style-type: none"> • 55 Units • 98 Keys 	<ul style="list-style-type: none"> • 5 levels plus two levels of undercroft parking • Design • DA & BA • 12 x 2 bedroom units • 43 x combinational units of studio • 43 x 1 bedroom • 117 carspaces • Project Management • Construction • Finance & Valuation Stage • Completion 2011
		Lot 107 Manton Street	Darwin
			<ul style="list-style-type: none"> • 88 Units • Supported Accommodation • DA Stage • Construction • Project management • 11 levels • Completion 2011