

# GIG

General Infrastructure Group  
developing tomorrow NOW

## Corporate & Personal Profile

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**GIG General Infrastructure Group**

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## GIG overview

- General Infrastructure Group is a premier development and project management company specialising in high quality residential, commercial and private social infrastructure projects.
- Our success is due to a collaborative of strong relationships and support networks with teams to work on a vision to complete.
- Our main aim is to ensure success to develop properties of distinction and quality that represents the Company.
- Locations of our projects have been throughout Sydney and regional centres shown throughout this profile.

- THE MAJESTIC - Caringbah
  - 36 units & 850 sqm mixed residential & commercial development
  - Completed February 2004
  - Gross realisation \$18,500,000
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- LANDMARK – Wollongong
  - 88 units & 900 sqm mixed residential & commercial development
  - Completed October 2005
  - Gross realisation \$42,000,000
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- JEMPAC BUILDING – Wollongong
  - 3,500 square metre mixed retail and office development
  - Completed February 2005
  - Gross realisation \$7,100,000
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- THE WATERFRONT - Sylvania
  - 37-Luxury townhouse / apartment development
  - Completed February 2006
  - Gross realisation is estimated at \$68,000,000
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- CITY BEACH RESORT - Wollongong
  - 75 luxury beach front apartments
  - 10 luxury service apartments
  - 166 room 4½ star resort hotel
  - Completed May 2010
  - Gross realisation is estimated is \$125,000,000
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- REGENCY TOWER - Wollongong
  - 6,000 square metres A-grade office
  - 150 room 4.5 star Business Hotel, 27 service apartments
  - 23 luxury units, Retail, Restaurant/bar, Recreational level
  - Due for completion 2018
  - Gross realisation is estimated at \$125,000,000
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- WOLLONGONG MEDICAL, AGED CARE & INDEPENDENT LIVING FACILITY
  - 73,000 square metre hospital, aged care units & medical campus
  - Rezoning DA and CC completed
  - Gross realisation in excess of \$250,000,000



## Majestic Caringbah

Surrounded by nature, the Majestic offers access to national parks to the South and West, beautiful beaches to the East and rivers to the North. Located in the heart of Caringbah, restaurants, shops and public transport are all within walking distance.

Finished with European appliances, granite bench tops, video security intercom system and large balconies, the Gateway is fitted with the highest quality interiors.

The Majestic Caringbah consists of

- 36 Luxury Apartments. These consist of 1 bedroom, 1 bedroom plus study, 2 bedroom, 3 bedroom and 3 bedroom plus study.
- 6 commercial units
- 4 Floors
- 3 levels of underground car park
- lift access to all levels
- double width garage

Delivered on time and on budget



## The Landmark

Ocean and mountain views surround this fantastic location, just a two minute walk from the City's main shopping district. Equipped with European appliances, granite bench tops, intercom security system, large bedrooms, parking and storage, the Landmark offers a luxurious lifestyle at an affordable cost.

The Landmark's 87 residential apartments consist of:

- 14 x 3 bedroom apartments
- 63 x 2 bedroom apartments
- 10 x 2 storey apartments

Also included is:

- 3 levels of underground parking
- Approximately 1000m<sup>2</sup> of commercial space

Delivered on time and on budget



## Jempac Building – Wollongong

This building offers a great opportunity to lease 5 levels of “A-grade” office accommodation over a ground floor retail/shop-front level and a basement storage level.

Jempac Developments managed the refurbishment of this building with the finished product consisting of:

- 2240 square metres of office accommodation and storage.
- 346 square metres of retail/shop located on the Crown street level.
- New lift.
- New façade addressing Crown Street.
- 30 secure basement car spaces
- New air conditioning plant.
- Plush carpets and floor coverings.
- Modern décor, high quality fitting and fixtures.
- Designed for safety, security of its occupants.
- New electrics, plumbing, and high speed internet capability.

Delivered on time and on budget



## The Waterfront, Sylvania

On prime waterfront property, the Waterfront is Sylvania's newest and most exclusive property development. With architecturally designed interiors, the complex incorporates Europe's finest designer appliances and finishes.

Featuring 37 luxury apartments, the development boasts:

- 180 degree water views
- landscaped exteriors
- a large swimming pool
- security lifts direct to each apartment
- an inclinator
- underground security car parking

Convenient to shops and transport, the Waterfront offers the highest standard of living within one of Sydney's most popular suburbs.

Delivered on time and on budget



## Wollongong Medical Campus

The Wollongong Medical Campus represents Australia's first Technology Specialist Centre with a co-located Aged Care Ancillary Facility. The Medical Campus presents an innovative solution to the needs of the ageing Illawarra population. The facility features the following specialty institutes:

- Cardio-Vascular
- Gastro-Colorectal
- Urology
- Orthopaedic

The Wollongong Medical Campus consists of:

- 60 Bed Private Hospital
- 90 Bed Nursing Home of various care levels
- 226 Self Care Units
- 7500 sqm Medical Specialist Suites and Ancillary facilities

The gross realisation of this project has been estimated in excess of \$250 Million.

First Stages being Rezoning and DA delivered on time and on budget – Project on hold due to GFC.





## City Beach Resort – Wollongong

City Beach offers an exciting range of facilities. Enjoy the luxury of having the beach, rock pool and parks a stones through away or visit the beautiful Wollongong Golf Course located next door. Enjoy the panoramic views from the mountains to the beach. Located on the edge of Wollongong CBD, restaurants, shops, public transport and sporting facilities are all within walking distance.

City Beach will consist of:-

- 75 Luxurious ocean view private residential units.
  - 10 Luxurious service apartments
  - 166 room 4½ star resort hotel
  - 3 retail shops
  - Resort style fully landscaped gardens with private garden escapes
  - Designer interiors, with highest quality appliances
  - Swimming Pools
  - Full security lift access to all levels
  - 9 to 14 Levels
  - 2 level of car park
- Project was on time and budget till GFC hit – Construction Lender went into receivership Construction was delayed but was successfully completed.



## Regency Towers– Wollongong

Regency Tower will be the New Iconic Building for Wollongong.

Superbly located on the highest point in the CBD, situated directly opposite the \$300mil GPT expansion of Wollongong Central Shopping Centre.

This 29 story (incl basement) building will be the first fully integrated commercial residential tower in the City.

The Tower is DA and will consist of:-

- 6,000 square metres of A-grade office space
- Large Open Floor Plates
- 5 Star Green Rated Building
- 500 square metres of Retail
- 150 Room Fully Serviced Hotel, with its own Entrance
- 27 Service / Investment 1&2 Bedroom Apartments
- A Restaurant / Bar on level 8
- Recreational level - pool, gym and day spa on level 9
- 23 luxuries New York style Apartments starting on level 18 with 360 degrees uninterrupted views.
- A Concierge for the Residence and Front Security for the Commercial
- Fully interior designed to the highest standard
- 5 basement levels of Secured Parking Spaces

**Mr. David Shalala**  
*General Infrastructure Group*

## **Industry Experience**

The “Shalala” name has been associated with the building industry since the early 1900’s, and Mr David Shalala has over 25 years of direct experience in various capacities within the building industry.

David co-founded ‘*Jempac Developments*’ in 2000 and has been responsible for the overall strategic direction of the Jempac Group of companies. He primarily focuses on acquisitions, feasibility and project concepts, specialising in adding value to sites and delivering, from concept to completion in budget and on time.

Due to extensive knowledge both on a local and state level David has focused these efforts exclusively on the Illawarra region south of Sydney.

David then created ‘*General Infrastructure Group*’ in 2006 to facilitate the delivery of development to a new level. The company has a number of innovative developments and social infrastructure projects on their books.

## **Qualifications**

- Diploma in Applied Science Major Building
  
- Diploma of Business in Real Estate Management
  
- Advance Diploma of Financial Services

## **Sample of personal projects prior to formation of GIG**

- 1985: Total renovation terrace in Surry Hills
- 1986: Specialised residential triplex development purpose built and leased to the Dept. Defense at Caringbah
- 1988: 8 luxury townhouse Development Sylvania
- 1990: 36 unit development Caringbah
- 1992: 24 unit development Miranda
- 1994: 8 townhouse development Wollongong
- 1999: 1000sq.m Factory purpose built for an international tenant Yagoona

## Business Advisors and Contact Details

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