



MELBOURNE'S  
PREMIER  
DEVELOPERS'



WHO WE ARE



# WHO WE ARE

Global Build Group are experts in identifying high-growth residential property opportunities.

We develop properties that perfectly capitalise on strong demand, providing excellent rental returns that also contribute to desirable lifestyles.

Global Build Group develops a wide offering of price points from smaller boutique builds to large-scale multi-purpose developments.



# OUR BRANDS



At **Global Build Group**, we specialise in quality builds for both residential and commercial properties, from boutique apartments to large developments. In addition to this, we are also engaged in various projects, from community centres to helping new land owners build their dream home. Our vast experience and market knowledge makes us first-choice when it comes to property development.



# OUR BRANDS



**Global Build Products** is our new business offering a vast array of building materials to the general public, including a range of flooring, from quality timber and solid hardwood to laminate and wood tiles.





# OUR VISION



# OUR VISION

Our vision is to create properties that not only provide a contemporary setting, but also cater to the strong sentiment in the market for affordability in a strong property market. In response, we have smaller boutique builds through to large-scale multi-purpose developments at a range of price points.

**Our vision works in harmony with our specialist areas, which include:**

- Construction of new residential developments
- Adaptive refurbishment of existing buildings
- Rezoning
- Land subdivisions



# OUR VALUES





# OUR VALUES

Our core values are centred on our purpose – to create properties of exceptional quality that not only complement the surroundings, but also provide an attractive addition.

## Our values are:

- Create properties that contribute to desirable lifestyles
- Develop properties that complement the surroundings and answer a strong market demand
- Identify high-growth areas for maximum return on investment (ROI)



BUILDING & DEVELOPMENT

# BUILDING & DEVELOPMENT

(GLOBAL BUILD GROUP)

Global Build Group specialises in smaller boutique builds through to large-scale multi-purpose developments.

Our impressive portfolio includes residential and commercial developments, including multi-unit developments and community centres, as well as builds for house and land packages.





# RESIDENTIAL DEVELOPMENTS

# RESIDENTIAL DEVELOPMENTS

From planning right through to completion, Global Build Group has a proud heritage of residential developments that truly blend with the existing area while offering all the comforts needed for a modern lifestyle.



# RESIDENTIAL DEVELOPMENTS

## **Our residential portfolio includes:**

- Bent Street, Brunswick West
- Service Street, Coburg
- Rankins Road, Kensington
- Nicholson Street, Brunswick East  
(mixed commercial and residential)

# RESIDENTIAL DEVELOPMENTS

- Queen Street, Blackburn  
(mixed commercial and residential)
- Rokewood Crescent, Meadow Heights
- Gaffney Street, Pascoe Vale  
(mixed commercial and residential)
- Merri Street Apartments, Brunswick
- Lismore Street, Dallas (townhouses)
- Hockey Lane, Ascot Vale



# COMMERCIAL DEVELOPMENT





# COMMERCIAL DEVELOPMENT

As Global Build Group constantly identifies growth corridors and popular suburbs that experience property booms, investors see almost immediate return on investment (ROI) when it comes to commercial developments. No project is too big or too small.

## **Our commercial portfolio includes:**

- Warehouse developments
- Mixed residential and commercial developments
- Nursing home
- Childcare center
- Multi-unit developments



# COMMUNITY CENTRE

At the heart of many residential plans is a central hub – the community centre. Global Build Group was proud to be part of the planning and development of the community centre at 44-48 Mason Street, Campbell field, which includes an education and learning center with accommodation.



# MULTI-UNIT DEVELOPMENTS

# MULTI-UNIT DEVELOPMENTS

Multi-unit developments, including a blend of commercial and residential, have proven a strong point for Global Build Group.

## **Our multi-development builds include:**

- Bent Street, Brunswick West
- Merri Street Apartments, Brunswick
- Service Street, Coburg
- Rokewood Crescent, Meadow Heights

A man and a woman are seen from behind, embracing on a balcony of a modern, multi-story apartment building. The man is wearing a blue t-shirt and has his arms around the woman, who is wearing a light blue dress. The building features balconies with metal railings and large windows. The scene is set outdoors with a clear blue sky and some greenery in the foreground.

# HOUSE AND LAND PACKAGES

 **GLOBAL**  
BUILD GROUP

# HOUSE AND LAND PACKAGES

House and land packages are also our specialty. We're proud to offer a range of house designs to suit buyers' and budgets within 40 km radius of Melbourne's CBD. We build Custom Design , Single story and Double story houses on existing blocks, so owners can achieve their dream home.





# BUILDING PROJECTS



# BUILDING PROJECTS

Our range of building projects offers vast scope and attention to detail, taking into consideration location, lifestyle and market opportunities.





An architectural rendering of a modern multi-story apartment building. The building features a mix of materials including dark grey panels, light grey panels, and wood accents. A prominent feature is a vertical garden wall on the left side, covered in green plants. The building has several balconies with dark railings. In the foreground, there are people walking and cars parked on a street. The sky is blue with some clouds.

# MERRI STREET APARTMENTS

The logo for Global Build Group, featuring the word "GLOBAL" in a large, bold, blue font with a stylized globe icon integrated into the letter "O". Below it, the words "BUILD GROUP" are written in a smaller, blue, sans-serif font.

**GLOBAL**  
BUILD GROUP

# BUILDING PROJECTS

## **Merri Street Apartments, Brunswick East.**

An exciting next generation boutique development, Merri Street Apartments features a limited number of two-bedroom, two-bathroom apartments with stylish Blanco appliances, basement parking on title and convenient lift access.

### **The development hallmarks:**

- In the heart of lively Brunswick
- On the fringes of popular Parkville
- Less than 4kms to the CBD



# BENT STREET APARTMENTS



# BUILDING PROJECTS

## **Bent Street Apartments, Brunswick West**

A boutique development of 10 apartments with modern appointments, including hardwood flooring, stylish Blanco appliances and Caesar stone benchtops. Floor plans include seven two-bedroom, two-bathroom designs, and three one-bedroom, one bathroom designs with secure car parking in semi-basement.

### **The development hallmarks:**

- 5-minute walking distance to tram and shops
- Nearby freeway access
- In popular Brunswick West, 6km to CBD



# WAREHOUSE



# BUILDING PROJECTS

## Warehouse

Situated in Coolaroo, 19 km north of Melbourne's CBD, Global Build Group's warehouse is a purpose-built facility. It's also the site for various new small businesses, including a manufacturing and packaging company, dairy manufacturers, a dance school, and us at Global Build Group, as well as our new business, Global Build Products, which specialises in quality timber flooring.

# BUILDING PROJECTS

## The development hallmarks:

- Within walking distance to public transport, including buses and trains
- Nearby freeway access
- 5-minute walking distance to shopping center



# STRENGTH IN NUMBERS

 PROJECTS

48

PROJECTS

\$65.9

MILLION IN  
PROJECT  
EXPERIENCE

\$13.7

MILLION IN  
COMMERCIAL  
BUILD PROJECT EX  
PERIENCE



# STRENGTH IN NUMBERS

## PROFITS

Nicholson Street Brunswick: \$6.5 million

Hockey Lane, Ascot Vale townhouses: \$2.8 M

Townhouses Developments \$24.15 M

Commercial builds: \$13.7 M

Multi-unit Build/House & Land Packages: \$18.75 M

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**Total profit: \$13.18 Million**

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# STRENGTH IN NUMBERS

 **GROWTH**

**65%** GROWTH IN THE  
PAST 5 YEARS





# KEY STATEMENTS



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**1.** In 2021, REIV reported that growth was widespread across Melbourne, with inner suburbs recording an increase of 8.4%, and homes in the middle and outer suburbs increasing 5%.

# KEY STATEMENTS

2. According to REIV, as of June 2021, the median house price in Melbourne has tipped \$926,000, with the median price for a unit being over \$438,000.

# MEDIAN HOUSE AND UNIT PRICE, MELBOURNE, SEASONALLY ADJUSTED



Source: REIV

# KEY STATEMENTS

3. In 2021, annual growth in the Melbourne property market was at

25.00%

# KEY STATEMENTS

4. In June 2021, the number of million dollar suburbs across the city skyrocketed to 123 this quarter – 22 more than in the previous (March) quarter.



# KEY STATEMENTS

**5.** According to experts, Melbourne's inner suburbs have the best prospects of growth, due in part to higher-density property and the aspiration of living in those areas. (There is always a demand to be close and centrally located in Melbourne, taking advantage of all of the facilities, such as public transport, parks, recreational facilities, and lifestyle strips.)



# INVESTOR INFORMATION

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Investors and developers are invited as silent partners, and joint Venture partnerships. Global Build Group has a clear, proven track record in property development and the ability to achieve desired outcomes and deliver strong ROI in a thriving real estate market.





# THANK YOU!

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CONNECT WITH US TODAY

