



**AUST PRO MANAGEMENT SERVICES GROUP**



**INVEST SMARTER**

**AUSTRALIAN SIGNIFICANT INVESTMENT VISA  
INVESTOR VISA (188 AND 888)**



# Significant Investor Visa

Australian Government

Department of Immigration and Citizenship



The Australian Government has announced a new visa pathway for migrant investors coming to Australia. Please view: [http://www.immi.gov.au/skilled/business/\\_pdf/significant-investor.pdf](http://www.immi.gov.au/skilled/business/_pdf/significant-investor.pdf)



This information memorandum is about taking advantage of the Australian Government's new Significant, Investor Visa (188 and 888).

It also explains why you should invest within out company.

If you decide to join, i would like to take this opportunity to welcome you to Australia and look forward to a great future together.

Geoff Taylor - Chairman



## AN OUTSTANDING AUSTRALIAN OPPORTUNITY

- **AUD\$ 5 million investment**
- **Secured-Debt Free Investment - Est 40% return over 4 years**
- **Business Innovation & Investment - Permanent (Subclass 888) Visa**
- **Apply for permanent visa after 4 years**
- **Up to 8 years provisional visa**
- **Includes all dependants**
- **No points test**
- **Financial Planning**



- **Over 40 years of proven experience with numerous multi-million dollar projects**
- **Invest in key areas of Queensland benefiting from the Australian Mining Boom**
- **Professional project management from Aust Pro Management Group PTY LTD**
- **Project and Financial Analysis**
- **Sales Management**
- **Professional Service**

# invest smart through development

INVESTORS SHARE EQUITY IN A  
BUSINESS PROPERTY DEVELOPMENT

## FULLY FUNDED OPERATION

Australian Solicitors to hold funds in their trust account until shares are issued

Solicitor to hold land title for special purpose company

Free title security

Capital security on investor funds

Estimated four year term for a returns of 40%

Dividends can be paid out of profits at the completion of each stage.

20% discount on any personal investment property purchased.

## ONE OF THE DEVELOPMENTS

Over 400 prime sites with high demand



Shoal Point Bay Estate

Aust Pro has been appointed as the Asset Consultant specialising in investments associated with the Significant Investor Visa in Australia. As the Asset Consultant, Aust Pro will provide asset allocation advice and execution services for property developments and alternative assets, including Australian owned companies.

Our in-house specialist Asian team have the expertise to advise clients across the full range of tailored wealth management requirements.

COMPANY INCORPORATED AS A SPECIAL  
PURPOSE VEHICLE

Registered with Australian Securities & Investment Commission

## AUST PRO MANAGEMENT GROUP P/L

### PROJECT MANAGEMENT

Responsible for the calling of building tenders.

Heads the team responsible for the design and construction of the building.

Approves the architects plans.

Authorises payment of all accounts, including payment of consultants (architects, engineers etc.)

Plans the furniture fitout of the building and the commissioning of all plant and equipment.

Monitors the progress of construction against a predetermined program.

Grants or agrees the builders claims.

Agrees cash flow predictions prepared by the Construction Manager.

Agrees recommendations for contractors to construct the building

Pays all progress payments.

Coordinate the architect and the construction managers operations.

Plans the strategy for the whole project, not just the construction.

Plans advertising and public relations.

Plans all necessary licences for the complex.

For further information or to arrange an initial appointment, please contact our specialist Asian Division.

Aust Pro is registered in Australia with the Australian Securities and Investments Commission, operating under the Australian regulations and licensing regime.



# key important features

## > Fully Funded Operation

The funds can only be utilised in accordance with the projected cash flow for the project.

## > Attractive Profit Margins

The joint Share Holders Investors are offered an attractive profit forecast. The projected return to the shares holders is in excess of 40% over a four year period.

## > Security of Investment

The company will hold the title, in order to secure your investments. One of the development projects is located in the strong population growth area in Australia which is in Mackay, Queensland.

## > Joint Share Venture

The structure of this investment is purchasing shares into a development business. This is an arrangement which allows a number of shareholders to invest in a selected high quality development and to market it jointly to its full potential.

The investment you make is in a Project Management Business. By joining together with other developers, you then have the opportunity to share in the ownership of a quality Property Development Business which investors could not singularly acquire in their own right.

## > The Manager

AustPro Management Group Services P/L will co-ordinate the management of the property development providing the following services:

- 40 years of Management Experience
- All necessary government approvals
- Construction Management services for the building program
- Approval of architect's plans
- Authorises payment of consultants (architect, engineer etc)
- Monitors progress of land subdivision and construction
- Plans the strategy for the whole project
- Plans the marketing strategy
- Plans advertising & public relations
- Liaises with and co-ordinates the roles of the joint developers.

## Q. What Is The Minimum Investment?

The total sum required is AUD\$5,000,000 per Investor

---

## Q. What Do I Receive For My Investment?

You become a part-owner of the company, registered with the Australian Securities Commission. By receiving a share certificate for your proportional, you are holding shares in the company.

You will share proportionally in the net profit generated by the development business in accordance with your level of shareholding in all projects.

---

## Q. Who Is The Promoter And The Manager?

The Promoter and Project Manager is Aust Pro Management Services Group Pty Ltd

The Principals are Chris Pappas and Geoff Taylor. Each of the Principals has more then 40 years experience in their field of expertise.

---

## Q. What Is The Timing Of This Business Opportunity?

The operational works approvals are well advanced into Stage 1 of the land subdivision.

Marketing of house and land packages to Australian owner occupiers and overseas Investor is scheduled to commence prior to the end of March 2013. Enquires to date have produced most encouraging results.

The Principals are confident that, with an appropriate marketing campaign, the entire project should be completed in approximately 4 years.

Government Website - re the Mackay region shows a strong demand of up to 1,500 to 2,000 homes per year for the next 20 years.

---

## Q. What Happens To My Contribution Prior To Settlement Of The Purchase?

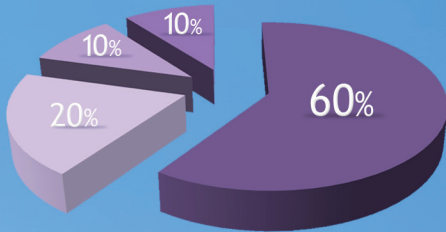
Your funds will be deposited in the Trust Account of the prominent Law Firm, Hanny Lawyers, Gold Coast Queensland Australia.

Your Investment will be returned to you in full if your shares are not issued for some unknown reason.

# philosophy



## INTENDED TARGET INVESTMENT



- ▲ House and Land Packages
- ▲ Lifestyle Unit and Townhouses
- ▲ Townhouse (Price)
- ▲ Commercial Property

By investing with the AustPro Group, you will be making an investment in to the front end of the property industry.

Traditionally all fund managers have loaned a large percentage of their money into the property industry and pass on to you, the investor, their standard return. This, like any other business is a specialist professional field which requires specific skills and proven abilities.

The difference with the Austpro Group, is we give you a high rate of return through sharing in the property developer's profits! This is potentially the most lucrative aspect of the property industry.

Our team now offer you the opportunity to share in the rewards that our skills and experience will bring it's never been a better time!

THINK DIFFERENT, SHARE IN THE PROFITS!

SUPPLY AND DEMAND ARE THE TWO KEY ISSUES IN ANY INVESTMENT.



# > the team

## Geoffrey Nelson Taylor Chairman

---

Mr Taylor's CV is extensive. He has also been Chairman of the successful & experienced Surfers Paradise Engineering & Project Management Company, TAYLOR WESTERVELD Pty Ltd. since 1971. During the "Eighties", Geoff Taylor's family companies have been involved as Joint Venture partners in a number of Major Apartment projects with International participants from Dallas, U.S.A. & Malaysia and later, initiated negotiations with Hainan Isle & Beijing in China in relation to Theme Park Developments & the planning of a Thoroughbred Racing Centre in those centres respectively.

### > COMPANY DIRECTOR

36 yrs Management Civil, Structural, Engineering & Project Management Consultant Companies

28 yrs Environmental Impact Studies & Building & Development Co's

### > BUSINESS RESPONSIBILITIES

Town Planning, Design & Supervision of construction & Project Manager of many varied projects

Feasibility & Marketing Analysis & Reports

Supervision & Administration of Construction & Federal Government Departments

Chairman, Secretary or member of Five Body Corporates

### > ACADEMIC & PROFESSIONAL QUALIFICATION & AFFILIATIONS

Diploma of Civil Engineering - Gordon Institute - Geelong - Victoria Municipal Engineer Victoria. (Certificate No 839)

Municipal Building Surveyors Certificate, Victoria (Certificate no 94)

Member of Institute of Engineers - Australia

Municipal Engineers Certificate New South Wales (Certificate no 1345)

Professional Engineer, Queensland (Certificate no 697)

Local Government Engineer, Queensland (Certificate no 727)

Former Member Australian Institute of Management

Member of Institute of Municipal Engineering Australia (Register 4286)

Development of large scale Canal and Lake residential subdivisions  
Development Planning & Project Management over three new residential suburbs

Shire Engineer, Town Planner Building Surveyor in Geelong. Co-ordination of 260 staff and contractors 1955-1971

Design & supervision of development in excess of thirty different Residential & commercial estates encompassing over 11,000 allotments incl Coral Gables, Mermaid Waters, Waterway Wonderland, The pines(Palm Beach), Boonaroo Park, Worongary Estate, Ashmore Village, Lake Capabella, Surfers Waters & Maroochy Waters. Plus the reclamation development of Pacific Fair Shopping Center.

Director & Equity partner in the development of 8-rise apartment towers on the Gold & Sunshine Coasts in including the Marketing of 600 apartments incl: Breakers North, Burleigh Beach Tower, Fairways Resort, Currumbin Palms - (Princess & Royal Towers), Bayview Tower - (Rainbow Beach), Parkyn Place- (Mooloolaba)

Cover Installations & Design York Companys-all weather structures for shopping centre car parks, Al-fresco restaurants and sporting arenas.



## Christopher Pappas Director

---

Christopher Pappas is a Managing Director and Co-Head of Aust Pro Management Services Group. Mr. Pappas has been in the commercial development industry for 35 years. In this role he was responsible for a top-ranked global team focused on advising companies in the development sector as well as on related coverage of financial sponsors.

He has advised corporate and financial sponsor clients on many significant transactions in the property sector in recent years, including mergers and acquisitions, leveraged buyouts, restructuring's and debt and equity financing. Prior to this he was personally responsible for and managed a multi million dollar portfolio and the construction of over 10 high rise properties in Australia.

Mr. Pappas holds a B.A. from Oxford University, and attended the Corporate Finance Program at London Business School.

## Peter Greenland Director of Operations

---

Peter Greenland has over 34 years experience in Civil / Structural / Marine /Mining /Oil & Gas and currently Geothermal Energy. He has held positions ranging from Company Boards Public and Private and as Construction and Project Manager for Projects spread throughout Australia, South East Asia and the South Pacific.

Associate Diploma  
CIVIL ENGINEERING GORDON INSTITUTE OF TECHNOLOGY



# Duties Performed by Aust Pro Group Specialists

## Steve George

Wealth Creation Economist

Mr George has been consulting for over 30 years and is our expert in planning developments and designing their effectiveness for individual clients wealth creation.

## Klaas Meekel

Senior Manager Town Planning & Development

A property professional with over 30 years experience in the property industry. The majority of this time has been as a town planning consultant (18 years) and as the Development Manager for a company listed on the Johannesburg Stock Exchange (13 years). Mr. Meekel started his town planning career with the Johannesburg City Council.

### Key Responsibilities now include;

Project management of development stages of Plantation Palms (master planned residential estate) - control over engineering consultants and civil contractors appointed to install all engineering services.

Preparation and submission of planning applications of future stages of Plantation Palms.

Liaison with Mackay Regional Council and various State Departments regarding the Plantation Palms project.

## William James

Director of Development Projects

Mr William (Billy) James has more than 35 years of professional experience in the property, hospitality and tourism industries. His broad expertise incorporates a large variety of hotel, resort and residential developments and sales. He is a leading business identity in the Queensland property market with a distinguished business career in project planning, development, marketing and management.

Bill was formerly National Director of Special Projects for PRD Realty Queensland for 9 years and Vice President of Max Christmas Brokerage for several years. His wealth of experience in all facets of real estate further strengthens his attributes.

He is also Chairperson of the Economic and Cultural Development Board of the Gold Coast.

## TEAM MANAGERS

### Project Manager

Project Manager for the design and construction of the building.

### Architect

Project design and documentation. Coordination of Consultants. Construction supervision and quality control.

### Cost Manager

Design cost control and estimating. Budget formulation and maintenance. Trade quantities for calling tenders. Extra Sub-Contracts. Authorise payments of accounts. Monthly progress valuations. Monthly cost/value comparison reports.

### Builder

Recommend preferred construction techniques. Manage and co-ordinate all on-site construction. Employ Foreman, Labourers, Site Clerks, etc. Engage Sub-Contractors and order materials. Present accounts to Cost Manager for payment and for establishment of monthly project cost.

## FINGERTIP CONTROL

Being able to respond quickly and accurately to any situation is the key to good management. Without the resources of modern technology, communications and transport, this leading edge is diminished. Time, our most valuable resource is wasted.

Today, backed by a comprehensive information system, A.P.M. Group is fully equipped to meet any contingency.

The group can also rely on the extensive network of relationships it maintains in the financial, technical, union and government areas. Relationships that have been developed and considered over many years.





## consultant management team

### NATIONAL PROJECT MANAGERS

AustPro Management Group Services P/L  
Level 19, 10 Eagle Street, Brisbane QLD 4000

Direct: +61 7 3303 0174  
shoalpointbay@yahoo.com.au

---

### BUSINESS IMMIGRATION SPECIALISTS

Olin Migration & Education  
Unit 56, Pacific Centre, 223 Calam Rd  
Sunnybank Hills Qld 4109  
olin9090@hotmail.com

+61 7 3276 0668  
95040338878 (Direct line from China, local call cost)

---

### LEGAL TEAM

Hannay Lawyers  
Mark Donnelly  
Level 1, 370 George St  
Brisbane, Qld 4000

Level 1, Suite 3, 24 Bay St  
Southport, Qld 4215  
+61 7 5571 2555  
mdonnelly@hannaylawyers.com.au

---

### ACCOUNTANTS

Accountants for Free Enterprise  
Graeme Gillard  
Level 1, Suite 03, 101 Ashmore Rd  
Bundall, Qld 4217  
+61 7 3236 21+68

---

### BANKERS

WESTPAC BANK  
Bundall Gold Coast  
Qld Australia



[www.austpro.net.au](http://www.austpro.net.au)