

FINANCIAL REVIEW

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HD **Mammoth third buy**
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Malaysian developer Mammoth has acquired its third development **site** in Melbourne and its first outside the central business district.

The developer paid \$12.3 million for a 2271-square-metre **site** on Wreckyn Street in North Melbourne, offloaded by the veterinary organisation Lort Smith Animal Hospital

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It **sold** well above expectations of between \$8 million and \$10 million, reflecting the appetite among developers for sites close to the city centre.

It also adds longevity to Mammoth's Melbourne pipeline. The developers' 55-level MY80 **apartment** tower on Elizabeth Street, with 487 apartments, is due for completion next month. Construction of its second high-rise **apartment** block, Empire, with 474 apartments over 61 levels, is due to begin in October. Just 60 remain available for **purchase**.

Andrew Fortey, director of PDS **Group**, which represents Mammoth in Australia, said the 15-27 Wreckyn Street **site** would suit a development of about 160 apartments.

"Part of the **site**'s attraction to Mammoth was its smaller scale and shorter project duration," Mr Fortey said. "It also has good amenity and is close to the city." Settlement is in 12 months.

The **sale** was handled by Josh Rutman, Mark Wizel and Ed Wright of CBRE Melbourne City Sales. Charter Keck Cramer acted as **transaction** manager.

Mr Rutman said the **sale** price was a new record for a pure land acquisition in North Melbourne. "The expressions of interest campaign attracted a total of 10 offers on the **property** from a range of local and offshore groups looking to take advantage of the current demand for city fringe **apartment** living," he said.

Earlier this month, a **Chinese** investor paid \$13.2 million for a 2219-square-metre office building at 13-21 Bedford Street, North Melbourne. The price was 32 per cent more than the reserve set by the vendor, Engineers Australia.

Mammoth Empire director Joseph Ooi told The Australian Financial Review earlier this year its interests remained firmly focused on Melbourne, which is its only foray outside Malaysia. "We are always looking for prime CBD sites in Melbourne to further our portfolio in the Australian sector," Mr Ooi said.

Lort Smith's CEO, Dr Liz Walker, said she was delighted with the result of the **property sale**. "We believe we got a fair price for the **site**. This money will be used directly to improve the welfare of animals in our care," she said.

IN ireest : Real Estate | icre : Real Estate/Construction

RE austr : Australia | malay : Malaysia | melb : Melbourne | victor : Victoria (Australia) | apacz : Asia
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