

2024



CAPABILITY STATEMENT



Building visions,
Creating reality.



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Who we are. What we do.

Building communities for over a decade.

Founded in 2015, SLD is a well established development and construction company that has built up a strong track record in the residential market for consistently delivering high quality projects across Sydney and New South Wales.

From humble beginnings working on small townhouse developments SLD have grown to deliver medium to large residential and multi-use projects. Our success reflects our commitment to our employees and partners, and our dedication to quality construction, innovation, sustainability, and customer satisfaction.

The company directors combine decades of experience with backgrounds in construction, architectural design, engineering and project management and are involved in every facet of the development process from land acquisition through design, construction, sales and marketing. SLD provide complete peace of mind with their end-to-end service.

Real Estate built with integrity.

Special Land Development (SLD) is a privately owned property development company based in Sydney, Australia. SLD has built a reputation on creating premium properties with a focus on achieving exceptional results for their customers, partners and clients. Our experience spans medium and large residential and mixed use projects. Our company focuses on improving people's quality of life through community, maximising asset value for investors and creating developments that set new benchmarks for quality and style.

Our Achievements

\$0.3 Billion

Gross development value.

350+

Units constructed.

30,000sqm

Living and commercial space created.

Our Experience

80+

YEARS COMBINED
INDUSTRY EXPERIENCE



Our Philosophy

We are committed to creating joy in people's lives through our living spaces.

Every aspect of apartment living is carefully considered; the home's flow and adaptability, the design and finishes, connection with the outdoors, proximity to cultural and work hubs, the building's fit within the surrounding urban landscape.

We consider how people want to live, work and socialise so we can deliver highly liveable homes to targeted demographics in up-and-coming neighbourhoods. Quality execution, ethics, innovation and sustainability are at the forefront of each and every one of our projects. Combined with customer service that is second to none, we are committed to deliver beyond a return on investment.

QUALITY

Our reputation is built on our commitment to rigorous standards.



EFFICIENCY

Everything we do is underpinned by productivity, processes and resources.



ACCOUNTABILITY

We foster a culture of continuous improvement.



INTEGRITY

We don't make unrealistic promises and take responsibility for mistakes.



A construction site at sunset. The sky is a mix of blue and orange. In the foreground, several construction workers are silhouetted against the bright light of the setting sun. They are standing on a steel framework of a building under construction. In the background, several tower cranes are visible against the sky. The overall scene is one of industrial activity during the 'golden hour' of the day.

SLD

**Experts in
Our Field**

Our Expertise

Our success is built on expertise and experience.

For the last decade SLD has been involved in the acquisition, development and management of over \$300M in real estate across New South Wales.

SLD offers the full range of project management services from acquisition and due diligence to construction, handover and after sales support.

The company internally manages construction operations for all of their developments through SLD Building & Construction. By having the development and construction under the same company umbrella we are able to maintain a greater degree of quality control and efficiencies, achieve stricter project timelines and ultimately deliver a superior product to our clients.

With key strategic partnerships with top architects, landscapers, designers and sales professionals SLD create places where people love to be. Places that are innovative and inspiring, appreciated both for their design and quality as well as their future value.

Our Services

SITE ACQUISITIONS

Site investigations, pre-purchase due diligence and feasibility studies, negotiations & acquisition



DESIGN & PLANNING

Development planning, design management, compliance, documentation & cost assessment



DEVELOPMENT CONSTRUCTION

Integrated construction division, site and project management, engineering, workplace health and safety



SALES & MARKETING

Project branding, marketing, off the plan and established sales

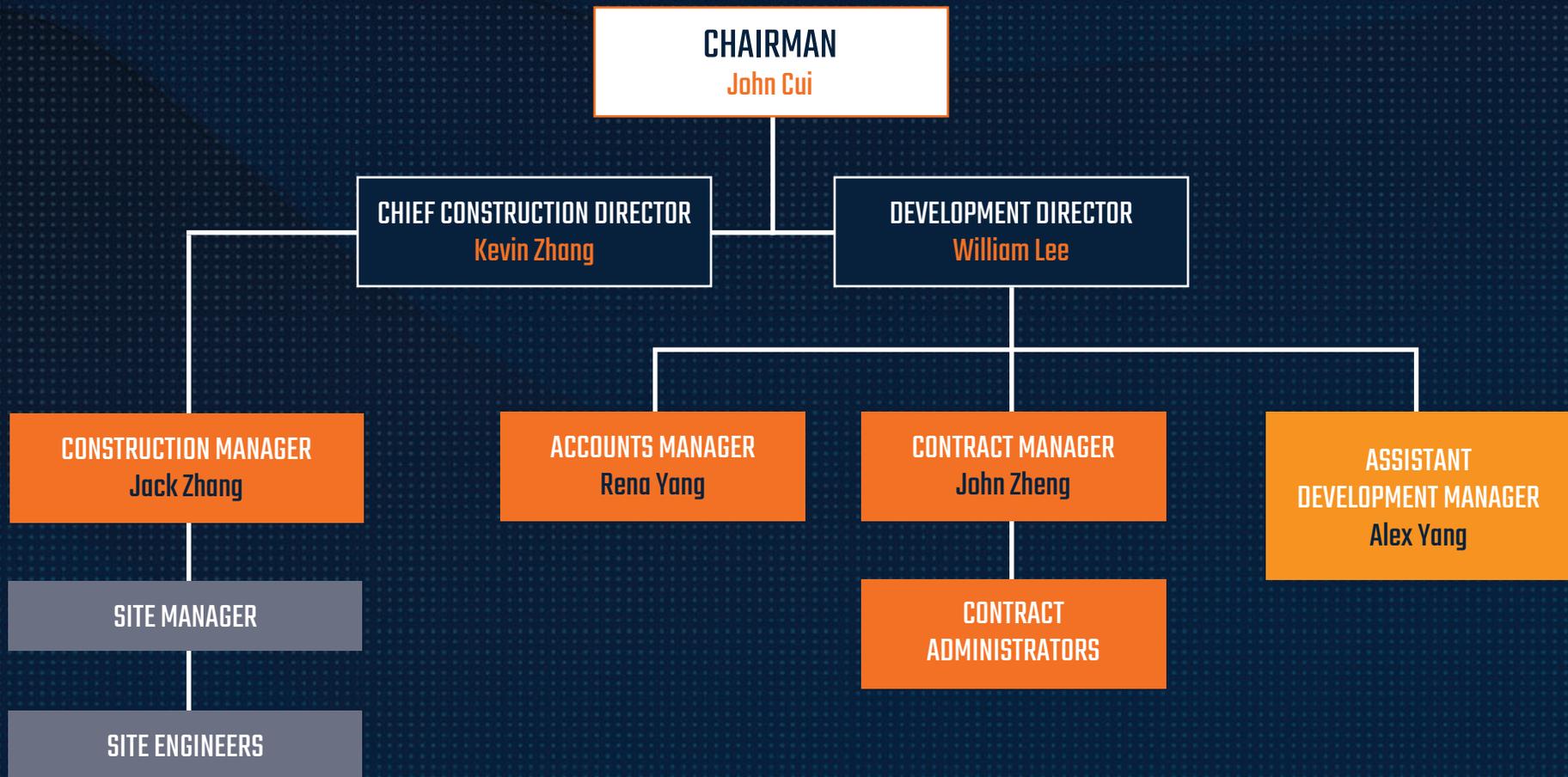


CUSTOMER CARE

Advice & guidance throughout the development process as well as ongoing support



Company Structure



What sets us apart?



END-TO-END SERVICE

We are a fully integrated property development company that offers and end-to-end service to our clients.



PROJECT EXECUTION

We carry out rigorous reviews to ensure our developments are delivered on time and are of the highest standard.



RESPECTFUL PARTNERS

We believe in having meaningful relationships with our clients, partners & suppliers, working collaboratively to build reliability and trust with integrity and commitment.



COMMUNITY BUILDERS

We're passionate about creating buildings that enhance and meaningfully contribute to the community surrounding them.



Enriching Communities

We make a difference

We're proud of where we live and want to build and enrich our community as well as the communities in which we build. Our goal is to infuse new energy and capital into neighbourhood communities while remaining consistent with local values. We are in consultation with local stakeholders: residents, community groups, heritage experts and neighbouring business owners so that we can create a building that contributes meaningfully to the whole community.

SLD Sydney favours designs that adopt sustainable materials and new technologies to create cleaner, more efficient buildings. We also support many community and charitable organisations as part of our commitment to corporate social responsibility.

Residential Apartments

66-70 Hills Street Gosford NSW 2250

COMPLETED





66-70 Hills Street Gosford NSW 2250

Type

48 Residential Apartments

Commencement

09.2016

Completion

09.2017

Total Gross Value

\$35,000,000

'Horizon' is a six-storey building with two underground basements, located in the heart of Gosford. It offers 48 distinctive and spacious residential apartments, including one, two and three bedroom residences. The building integrates apartment living with the convenience of ground floor retail and commercial business spaces.

'Horizon' is a secure complex within easy walking distance to shops, schools and hospital, with a bus stop at the door. It has a communal area on the top floor with a BBQ and manicured gardens, perfect for entertaining guests.

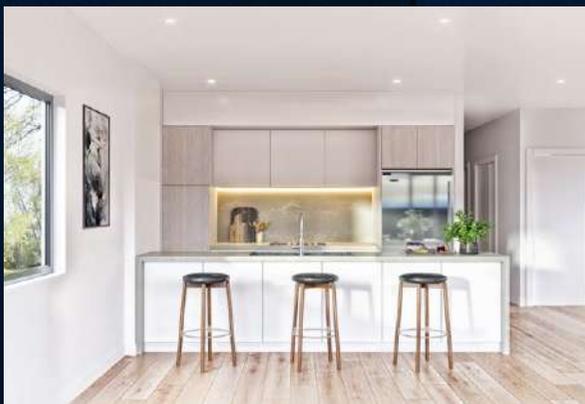
involved in every facet of the development process from land acquisition through design, construction, sales and marketing. SLD provide complete peace of mind with their end-to-end service.



Residential Apartments

**51 Glencoe Street
Sutherland NSW 2232**

COMPLETED



51-53 Glencoe Street Sutherland NSW 2232

Type

23 Residential Apartments

Commencement

12.2018

Completion

10.2019

Total Gross Value

\$18,500,000

Welcome to the ultimate in contemporary lifestyle and stylish living at the superb 'Glencoe Residences', an apartment building with 23 residential apartments, 2 level basement car parking and 7 storeys above ground. Beyond the chic modern lobby, splendid one, two and three-bedroom apartments await. With breathtaking views stretching across the city skyline and the Sutherland Shire, residents can enjoy an escape of the everyday. Apartments offer sophisticated architectural finishes, exclusive entertaining balconies or garden courtyards.

Sutherland train station is a short walk offering city workers a fast 25 minute commute to the Sydney CBD. A well-connected transport hub offers regular services to Cronulla, Sydney Airport and easy access to all the Shire has to offer.



Residential Apartments

**23-27 Paton Street
Merrylands West NSW 2160**

COMPLETED



23–27 Paton Street Merrylands West NSW 2160

Type

65 Residential Apartments + Commercial

Commencement

04.2018

Completion

03.2019

Total Gross Value

\$45,000,000

Situated in Sydney's vibrant and growing suburb of Merrylands, 'Arcadia Garden' is the perfect location to live, work and play.

A distinctive designed complex set among beautifully landscape surrounds, this four- story building contains a selection of 65 one, two and three bedroom apartments. The building integrates apartment living with the convenience of ground floor retail and commercial business spaces, with one level of basement parking.

Positioned close to a range of local attractions, recreation, culture, eateries, schools, shops and entertainment as well as bustling hub of Parramatta CBD. The local shopping village is across the road and Stockland Merrylands with 6 major retailers and over 200 specialty shops is close by. Positioned moments to the T-Way stop for quick access to both Liverpool and Parramatta, 25km from Sydney CBD and 4.7km to Parramatta CBD





Residential Townhouses

160 Kingsway Woollooware NSW 2230

COMPLETED



160 Kingsway Woollooware NSW 2230

Type

11 Residential Townhouses

Commencement

12.2020

Completion

02.2022

Total Gross Value

\$16,000,000

The 'Aurora' townhouses resonate every positive - a collection of just 11 contemporary residences and one level of basement parking in the vibrant heart of Woollooware offering a superb level of comfort and style. Each home is designed to deliver a sophisticated, yet functional way of living attuned to the modern family.

The low-maintenance townhouses come in a choice of either 2 or 3 bedroom configurations with built-to last finishes throughout. Spacious living spaces connect seamlessly and open to front and rear landscaped courtyards, providing cross-flow ventilation, a leafy backdrop and plenty of natural light.

Situated in the heart of the Sutherland Shire, here lifestyle balance is what it's all about. With an established community of great cafes, boutique retailers and convenient transport links to the city, it also offers some of Sydney's most spectacular natural landscapes, sandy beaches, rugged coastline and parklands, striking the perfect balance between connectivity and serenity.





Residential Apartments

669–671 Old Princes Hwy
Sutherland NSW 2232

COMPLETED



669–671 Old Princes Hwy Sutherland NSW 2232

Type

22 Residential Apartments

Commencement

02.2020

Completion

12.2020

Total Gross Value

\$17,500,000

Welcome to 'Ravello' – a boutique apartment development that fuses cutting-edge design with sustainable design. The development consists of 22 residential apartments with 2 level basement car parking and 6 storeys above ground.

Each apartment faces north and offers one, two or three bedrooms; luxurious bathrooms; a large balcony or courtyard, and large communal rooftop terrace, complete with pergola, barbeque, play area and garden.

'Ravello' also won the award for Architecture – Proposed at the 2019 Sydney Design Awards. This award celebrates the design process and product of planning, designing and constructing form, space and ambience that reflect functional, technical, social, and aesthetic considerations.

Sutherland offers 360 degrees of possibility. Discover international cuisines at your doorstep, explore walking tracks in the Royal National Park, enjoy water sports on the Woronora River, dive into the crisp surf at Cronulla beach or shop up a storm at Miranda Westfield. Sutherland train station makes everything effortlessly accessible – Sydney CBD, beaches, parklands and rivers.



Residential Townhouses

1-5 Rickard Road
South Hurstville NSW 2221

COMPLETED



1-5 Rickard Road South Hurstville NSW 2221

Type

14 Residential Townhouses

Commencement

8.2020

Completion

6.2021

Total Gross Value

\$20,000,000

Conveniently located in one of the most buzzing communities in South Sydney, 'Rickard Residences' in South Hurstville is where holistic living is being realised. Consisting of 14 beautifully appointed townhomes and one level of basement parking, this development has been strategically designed to deliver contemporary yet luxurious amenity within the home, whilst being nestled in the heart of a neighbourhood that is alive with convenience, nature and recreation. With all walks of life in mind, Rickard Residences' location is unparalleled when it comes to being in close proximity to just about everything.

Neutral colour tones, understated materials and sophisticated joinery all come together to offer a suite of residences that are elegant and refined. Considered planning also allows for seamless flow between indoor and outdoor areas to help create more space and natural light throughout.

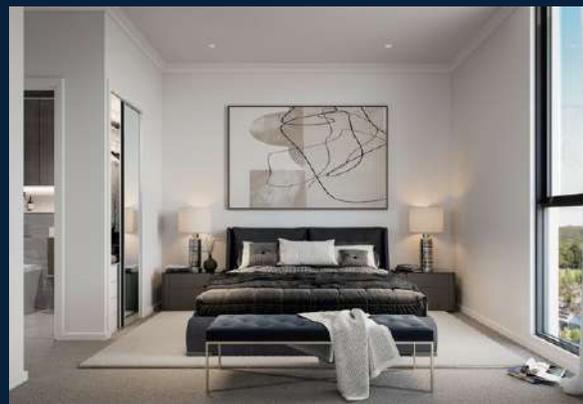
With the inclusion of private rooftops and third level balconies, Rickard Residences brings exclusivity to the suburban lifestyle.



Residential Apartments

60-64 Hills Street
Gosford NSW 2250

UNDER CONSTRUCTION



60-64 Hills Street Gosford NSW 2250

Type

70 Residential Apartments

Commencement

05.2022

Completion

11.2023

Total Gross Value

\$46,000,000

Redefining the meaning of coastal elegance, Aspect comprises 70 one, two and three bedroom apartments perfectly positioned just North of Gosford CBD, enjoying a quiet, serene location, whilst maintaining close proximity to bustling Mann Street. The development offers two levels of basement car parking and 7 storeys above ground.

Experience living in a different way and enjoy the best of living near the water and in reach of everything this flourishing city has to offer. Brought to you by the innovative teams at SLD Sydney and BKA Architecture, Aspect demonstrates the future of apartment living. From its impressive landmark facade, to its inspiring interiors and beautifully designed rooftop terrace, it is everything you would want and more to enjoy the idyllic coastal lifestyle.

Gosford City is in the midst of a revival, and is well on the way to exceeding its title as the capital of the Central Coast. With significant focus from State and Federal Government to rejuvenate and expand the economy and livability, the city is predicted to grow exponentially for years to come.



Residential Apartments

**4A-10 Maclaurin Parade
Roseville NSW 2069**

COMING SOON



4A-10 Maclaurin Parade Roseville NSW 2069

Type

37 Residential Apartments

Commencement

09.2003

Completion

12.2024

Total Gross Value

\$70,000,000

A short stroll to the retail hub of Chatswood, 'Maclaurin Roseville' offers you 37 exclusive brand-new luxury apartments. The development consists of 3 levels of basement car parking and 7 storeys above ground. 'Maclaurin Roseville' features a masterfully designed kitchen and open living area, a designer terraced garden, smart home systems and private lift, along with an individual lock-up garage with abundant storage.

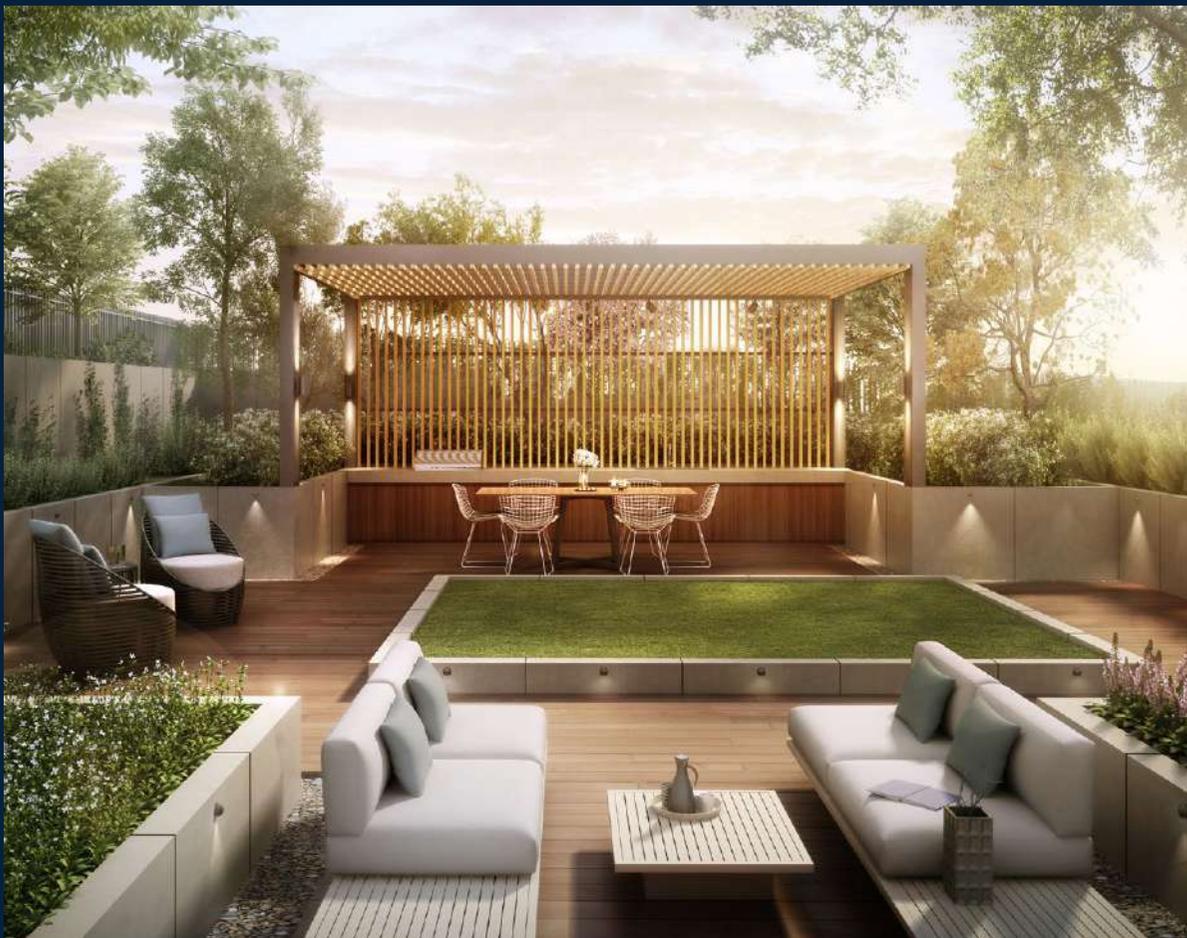
Architecture by BKA Architecture. The built form responds to an irregularly shaped site and steep topography. A prominent anchor point of the architecture addresses the sharp corner where Maclaurin Parade and Nola Road intersect. The horizontal scale of the built form is broken down into three clear volumes, where balcony projections articulate the facade, adding several layers of porosity and privacy. The proposal looks towards the future of high-density living and provides a diverse mix of housing options with high amenities to cater for a wide demographic of potential residents.



Residential Apartments

30-32 Pinnacle Street
Miranda NSW 2228

UNDER CONSTRUCTION



30-32 Pinnacle Street Miranda NSW 2228

Type

52 Residential Apartments

Commencement

05.2022

Completion

12.2023

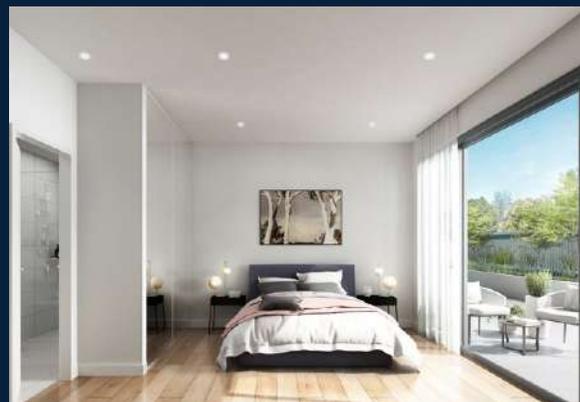
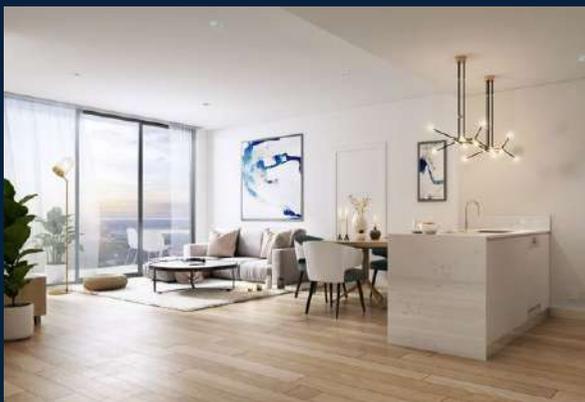
Total Gross Value

\$45,000,000

Picture a lifestyle that combines urban convenience with coastal tranquility. One that blends Miranda's accessibility and amenities with the beauty of The Shire's beaches and bushland. 'The Monarch' Miranda brings this vision to life. With contemporary architecture that inspires a lifestyle of relaxed sophistication. Every detail has been lovingly designed to enhance your modern lifestyle. From landscaped communal gardens and captivating water views to a BBQ area made for entertaining.

The development consists of 52 boutique residential apartments with 3 level basement car parking and 8 storeys above ground. It offers choices of 1, 2 & 3 bedrooms modern apartments and is due for completion in 2023.

Embrace an enviable lifestyle, with spectacular beaches, scenic bushland and world-class recreational facilities right on your doorstep. Not to mention, quality schools, convenient transport options and eating options to suit every café fare.





Residential Apartments

40 Kathleen Avenue
Castle Hill NSW 2154

COMING SOON

40 Kathleen Avenue Castle Hill NSW 2154

Type

32 Residential Townhouses

Commencement

TBC

Completion

TBC

Total Gross Value

\$45,000,000

Coming soon is this incredible townhouse development in the heart of Castle Hill. The location is perfect for residents looking for a community of luxury residences that are close to everything they need and want. Residents will be able to enjoy the 290 specialty stores at Castle Towers shopping centre and a wide variety of dining options at its many restaurants, all nearby. There are great schools in the area and bountiful recreation options.

No expense has been spared in creating 32 exquisite townhouses. They offer three levels of living and accommodation, including a single level basement car park. The interiors are equally as impressive with high end finishes for the ultimate in comfort and quality. Plus, residents will never have to worry about maintenance with low-maintenance landscaping throughout and spacious common gardens for all to enjoy.

Castle Hill's Metro station will get you into Chatswood in 20 minutes and Sydney CBD in 45 minutes.



Residential Apartments

206-214 Railway Parade Kogarah NSW 2217

COMING SOON



206–214 Railway Parade Kogarah NSW 2217

Type

47 Residential Apartments + Commercial

Commencement

04.2024

Completion

TBC

Total Gross Value

\$48,000,000

Embracing soothing green communal spaces, 'The Rise' brings glamorous urban design to the heart of Kogarah.

'The Rise' presents a collection of beautifully crafted one, two and three-bedroom apartments on the doorstep of Kogarah village. Crowned by a sanctuary-like rooftop entertaining area commanding sweeping views, this landmark address represents the fashionable evolution of this transforming area, with ground-floor retail space bringing life and vitality to the building.

The development consists of 47 residential apartments with retail and commercial opportunities. There is three level basement car parking and 12 storeys above ground.

Enjoy a thriving culinary scene, unique retail offerings and a strong sense of community in this vibrant, buzzing precinct within moments of trains, schools, hospitals and so much more. Kogarah is emerging as a rapidly growing cosmopolitan hub.



Residential Apartments

7-11 Derby Street Kogarah NSW 2217

COMING SOON





7-11 Derby Street Kogarah NSW 2217

Type

52 Residential Apartments + Commercial

Commencement

TBC

Completion

TBC

Total Gross Value

\$47,000,000

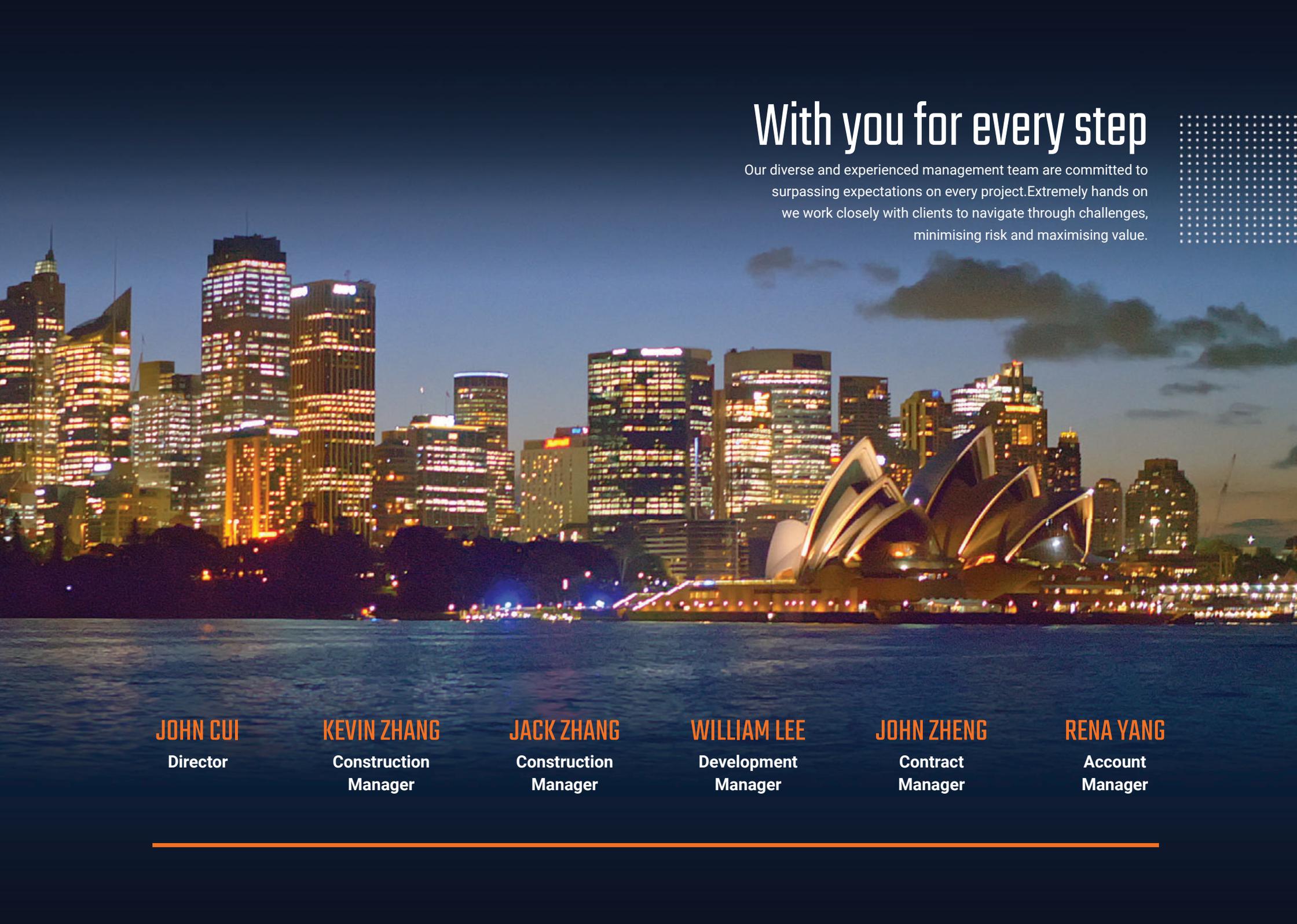
Positioned on a quiet, leafy street just minutes to the Kogarah shopping village and just 3 minutes' walk to the train station, 'Derby Kogarah' offers a lifestyle where you can enjoy the best of both worlds. 'Derby Kogarah' consists of collection of perfectly planned one, two and three bedroom apartments brought to you by a collaboration of renowned developers, architects and landscape architects. The development consists of 52 residential apartments with 2 commercial suites, 4 level basement car parking and 12 storeys above ground.

Enjoy a thriving culinary scene, unique retail offerings and a strong sense of community in this vibrant, buzzing precinct within moments of trains, schools, hospitals and so much more. Kogarah is emerging as a rapidly growing cosmopolitan hub.

The image features two construction workers in silhouette, wearing hard hats and shaking hands. They are positioned in front of a large window that looks out onto a construction site at sunset. The scene is filled with the warm, golden light of the setting sun, which creates a strong lens flare on the left side. In the background, several tower cranes and the skeletal structure of a building under construction are visible. The overall mood is one of collaboration and achievement in a professional setting.

SLD

**Meet our
team**



With you for every step

Our diverse and experienced management team are committed to surpassing expectations on every project. Extremely hands on we work closely with clients to navigate through challenges, minimising risk and maximising value.

JOHN CUI

Director

KEVIN ZHANG

Construction
Manager

JACK ZHANG

Construction
Manager

WILLIAM LEE

Development
Manager

JOHN ZHENG

Contract
Manager

RENA YANG

Account
Manager



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