

HYECORP  
PROPERTY GROUP

HYECORP Property Group is a diversified Australian property group with extensive experience in property development, construction and funds management.

HYECORP. A Living Investment.

# HISTORY

Founded in the 1990s, HYECORP has grown to be a leading Australian property group.

## **Property Development**

Specialists in medium density developments on Sydney's prestigious lower North Shore.

## **Funds Management**

Strong track record of delivering consistent, solid returns to our investors throughout the property investment cycle.

## **Our Company**

Committed to workplace safety, environmental sustainability and excellence in management.



# PROPERTY DEVELOPMENT

HYECORP Property Group has an impressive portfolio of medium-density residential and mixed use property development projects on Sydney's lower North Shore. HYECORP currently has a development pipeline of more than \$300m in end-value.

With a strict investment philosophy and a diverse operating structure, HYECORP actively manages the entire development and investment process from concept to completion. Its three key operating divisions – Property Development, Design & Construction and Property Funds Management – work collectively to reach

the common goal of delivering carefully planned and designed property developments.

The key focus of each division is to work harmoniously to achieve HYECORP's investment philosophy of location, quality and affordability.



**Ani**  
15 Kooringa Rd, (Cnr Victoria Ave),  
Chatswood, NSW

**Nyree on the Park**  
49-55 Garland Rd, Naremburn, NSW

**Maggee**  
54-58a Frenchs Rd, Willoughby, NSW

**Aaleen**  
38-40 Sinclair St, Wollstonecraft, NSW

**Taleen**  
55 Sorlie Rd, Frenchs Forest, NSW



# OUR PORTFOLIO

- ① Taleen
- ② Ani
- ③ HYECORP HQ
- ④ Maggee
- ⑤ Nyree on the Park
- ⑥ Olympia Park
- ⑦ Aaleen
- ⑧ Boundary St, Roseville
- ⑨ Blaxland Rd, Ryde

# DESIGN AND CONSTRUCTION

HYECORP's in-house Design and Construction is a fully integrated, experienced construction business with only one client – HYECORP.

With a team of architects, designers, draftsmen, engineers, project managers, site foremen and labourers, HYECORP has a hands-on approach to all of its projects. HYECORP Construction only builds for HYECORP and guarantees to investors that its attention is solely focused on completing projects on-time, on-budget and to impeccable quality.

HYECORP Design is a unique, creative and energetic group of individuals making sure all HYECORP developments not only provide a modern, clever and sustainable luxury living space, but that its developments also make a positive contribution to society.



# PROPERTY FUNDS MANAGEMENT

Since 2006, HYECORP has been managing property development and investment funds. This has allowed a range of investors from institutions, high-net worth individuals, mum's-and-dad's and self managed superannuation funds to participate and profit from its traditionally successful property development track record.

Evolving from a property development syndicate operator, HYECORP Property Funds Management Limited (HPFM) has become a core business of HYECORP Property Group.

Holding an Australian Financial Services License, HPFM's strategy is to create a unique opportunity for investors by allowing them to participate in property investment and development projects otherwise unavailable to them.

HPFM's strict co-investment philosophy is at the heart of all its decisions and its management continually endeavour to hold a cornerstone investment in each new property fund – ensuring that investor and manager interests are aligned.



# DEVELOPMENT FUNDS

With more than 20 years of experience in the property sector, HYECORP provides investors with the opportunity to join in its success. Investors can be confident that their investment is managed by an Australian Financial Services License holder with the benefit of an experienced management team with an impressive track record.

- 1 Research**  
With dedicated research staff, stringent market forecasting and risk monitoring is applied in the search for highly feasible development sites and investment properties.
- 2 Transparent Investment**  
Simple and transparent single-asset fund model where investors know the exact location, development and structure of the fund in which they have invested.
- 3 Construction Costs**  
Investors are not exposed to project cost overruns. HYECORP places caps on the construction cost of each project to each fund.
- 4 Co-Investment by Directors**  
HYECORP's directors and managers personally co-invest into each fund, comforting investors that managers are committed to the successful outcome of each and every project. To date co-investment has been above 50%.
- 5 Efficient Cost Structure**  
As a fully integrated group, by keeping all development, design, construction, sales and marketing functions in-house, HYECORP can pass this cost efficiency through to each fund.

# SAFETY AND SUSTAINABILITY

With many workers on its building sites, HYECORP Construction has a commitment to ensuring the safety of all its staff always comes before profits and deadlines. Along with enhancing investor wealth HYECORP has a commitment to each and every stakeholder in its developments.

HYECORP Property Group has a no-nonsense attitude when it comes to the safety of its employees and subcontractors. HYECORP firmly believes that every accident is preventable. Every staff member takes safety as a personal and collective responsibility.

Safety is at the core of HYECORP's business culture with exhaustive in-house safety procedures as well as external safety audits.

As well as the economic aspect of its developments, HYECORP places extreme importance on the social and environmental elements of its business.

Awareness of the environment and community has become increasingly important to all of us. HYECORP has a commitment to incorporate the latest thermal, water and energy efficient technologies and initiatives to create environmentally sustainable and socially sensitive projects. Complementing these initiatives, HYECORP incorporates well thought out design principles, such as solar access and natural ventilation, from as early as the concept stage of each project.



# OUR TEAM

HYECORP Property Group's executive team and managing staff bring a wealth of property and investment experience to the table.

## **Michael Abolakian**

*Founder & Group Director*

Michael is the founder and group director of HYECORP Property Group. He has been specialising in property development and construction for more than 15 years and oversees the entire operations of the Group.

## **George Benlian**

*Director*

*Construction & Group Operations Manager*

George has more than ten years experience in property development and construction. He is an instrumental member of the team, ensuring the various arms of the Group work together smoothly and efficiently.

## **Stephen Abolakian**

*Director*

*Development & Funds Management*

Stephen is the director of Development & Acquisitions as well as director of HYECORP Property Funds Management. Involved with the business from an early age, Stephen has devoted his studies and working life to growing the capabilities of HYECORP.

He holds a Bachelor of Economics from the University of Sydney as well as a Diploma in Financial Markets.



From left to right:  
George Benlian, Michael Abolakian and Stephen Abolakian

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