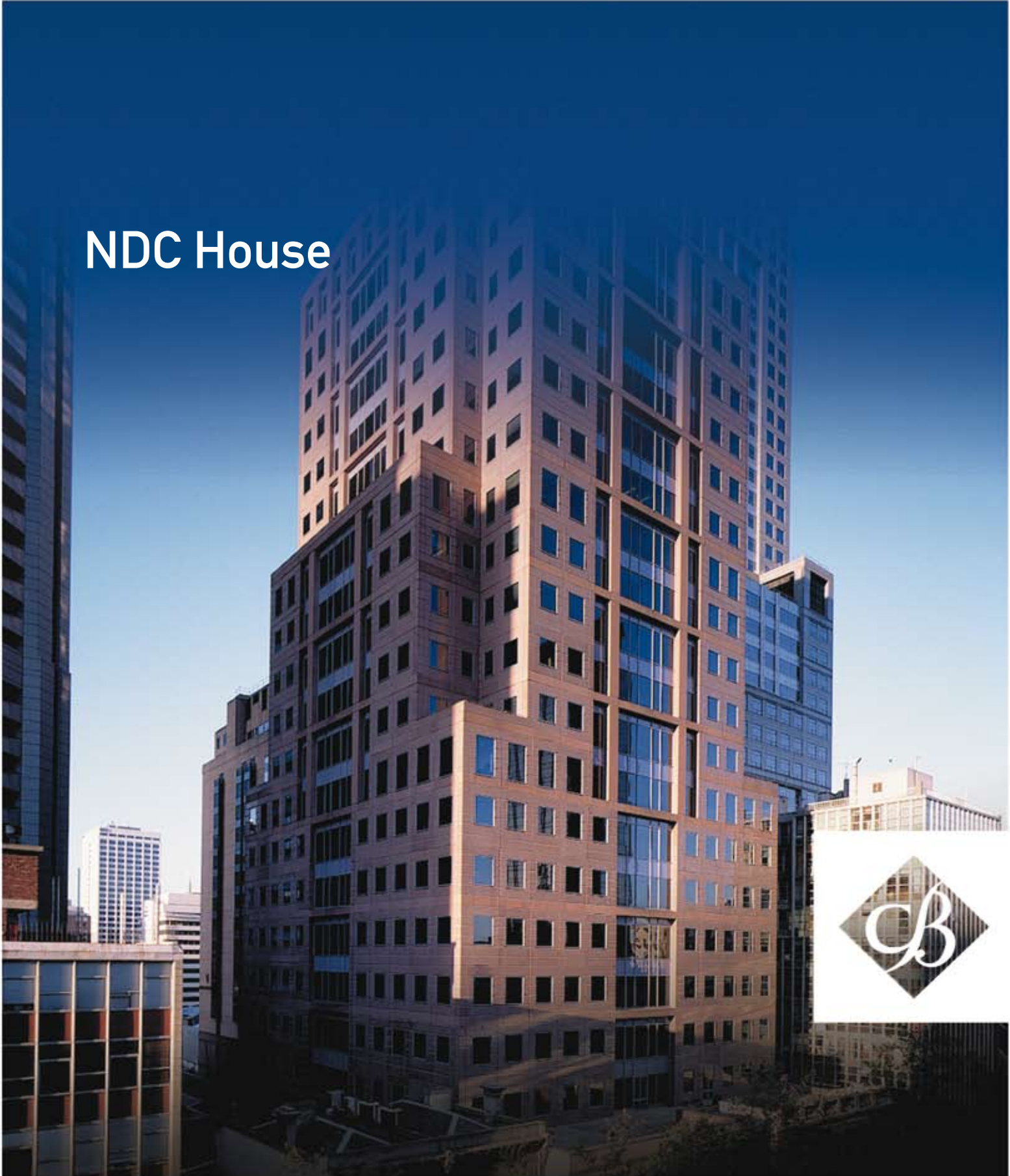


# NDC House



Cape Bouvard Investments Pty Ltd  
is one of Western Australia's  
largest private investment companies



**CAPE BOUVARD**  
INVESTMENTS PTY LTD



**LOCATION:** 90 Collins Street, Melbourne, Victoria.

**ACQUIRED:** June 1997 – 2005

Located in the prime eastern or “Paris end” of Collins Street in the heart of the Melbourne central business district, NDC House is an “A” grade commercial office asset clearly exemplifying Cape Bouvard’s commitment to purchasing quality buildings in prime locations with high calibre tenants.

Adjacent to high profile 101 and 120 Collins Street, the 21,286 sqm NDC House comprises 21 office floors of various sizes located behind the façade of the historic building originally on the site.

The front area of the ground and levels 1, 2 and 3 provide floor showroom and retail areas, with the upper levels being office accommodation linking to the office tower.

Developed during the late 1980s, NDC House has a timeless granite frontage and maintained a 100 per cent occupancy when owned by Cape Bouvard. Key tenants included Network Design and Construction (NDC), a fibre-optic infrastructure group; VicSuper, the privatised Victorian Government Superannuation fund; and other quality State and Federal Government property and finance sector groups.

When sold as part of the Cape Bouvard property investment file, NDC House demonstrated a return on investment in excess of 30 per cent.

