

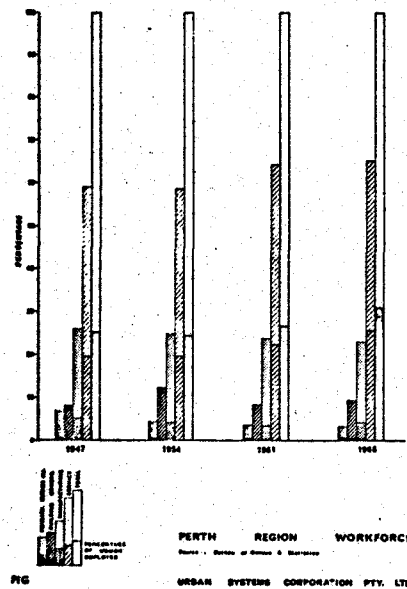
REAL ESTATE MARKET AND ECONOMIC SERVICES

Urban Systems Corporation Pty. Ltd. have over the years, developed experience and expertise in the fields of urban analysis, real estate development programming, financial analysis, fiscal impact analysis and business research.

Although work assignments are as varied as the type of client, a common factor in all assignments is the need to solve complex problems and to provide a firm basis for decision making, using techniques of economic evaluation, planning, programme evaluation and financial analysis.

The firm brings into its analyses and recommendations an understanding of location, development and land use potentials in the context of potential markets. It applies sophisticated techniques for optimisation of value and profit. Key staff members have intimate familiarity with financial analysis, corporate policy formation, and decision making processes. An important part of Urban Systems Corporation's practice is reconciling issues of building and land development programmes with corporate or public agency needs and goals.

Urban Systems Corporation's depth of experience provides the ability to understand client needs, translate their requirements into an efficiently organised work programme and produce meaningful results promptly. Years of experience in diverse geographic and functional areas enables the firm's staff to formulate well developed judgements — in addition to factual analysis — to areas of problems solving and creative identification of opportunities.



PRELIMINARY FEASIBILITY ANALYSIS AND PROGRAM OPTIMIZATION

COMPARISON OF DEVELOPERS RETURN ON EQUITY AT ALTERNATIVE PROGRAMS

