

**PEREGRINEPROJECTS®**

**CAPABILITY STATEMENT**

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The Journey So Far





PEREGRINEPROJECTS®





Joseph Chahin,  
MANAGING DIRECTOR

At Peregrine Projects, we are committed to enhancing Melbourne's urban environment and the communities that make our city so unique. For over three decades, we have helped shape the face of Melbourne's inner-city suburbs, delivering projects that respond to their physical context and have a distinct point of difference.

Founded in 1994 by Joseph Chahin, Peregrine Projects was formed on a commitment to pay homage to Melbourne's inner-city fringe, while making these neighbourhoods sustainable for future generations. This passion, insight and integrity guides every initiative within our business.

At Peregrine Projects, collaboration is key. We choose to work only with like-minded individuals and have fostered an ecosystem that we continue to build and nourish. Our network of collaborators is extensive, many of whom have been on this journey with us from the beginning.

Our team of industry-leading professionals ensure that each development is authentic, sustainable and financially successful. Whether we are building a residential complex, office building, retail or hospitality venue, we strive to make every project memorable and valuable to our community and the people who will experience them.

We have built a reputation for our exceptional level of quality, thoughtful design and forward-thinking approach, but mostly, we are proud to be recognised for our deep connection to Melbourne's inner-city fringe.

At Peregrine Projects, Corporate Social Responsibility is something we hold very close to our hearts. We are extremely committed to supporting our local community and are passionate about delivering positive economic, social and environmental change in the world.

Give Me 5 is an organisation we started in 2009. It works to raise money for the Royal Children's Hospital and supports the amazing work they

do for not only for Victorian children, but also for children around Australia and overseas. We are truly passionate in helping those who are our smallest and most vulnerable.

Since establishing the organisation, we have been the largest corporate fundraiser for Run for the Kids, Melbourne's biggest fun run raising money for the Royal Children's Hospital Good Friday Appeal. To date, we have raised over \$888,000.

We have over 150 runners in our Give Me 5 team, that participate in Run for the Kids each year.



*We are acutely aware of our responsibilities within the community and it will always remain at the forefront of everything we do.*





# Q & A With Joseph Chahin,

## How did Peregrine Projects get started?

It was July 1, 1994 and we were in the midst of a recession. I had grown up with a strong interest in property and I had just completed my Master of Tax degree at Melbourne University. I was unsure which of my passions to pursue, so on the same day I launched both an accounting practice and a property development business with the expectation that in 12 months' time I would know which path to follow. I am proud to say that all of these years later, both businesses co-exist harmoniously and are successful in their own right.

## What was the original vision of the company?

I have always had a strong bond with Melbourne's inner-city fringe. I'd go out seeking opportunities in the streets that felt like home, as I wanted to contribute to these neighbourhoods in a meaningful way. Together with the local community, our vision was to respond to the changing demographic of these suburbs with insight and open-mindedness, to create developments of substance and enduring quality.

## Can you tell us about your first project?

Our first project was in Richmond. It was and continues to be a suburb with many different layers to it, be it industrial, residential or retail. That first acquisition was made in 1994 and was a block of land on Regent Street. We built an office/showroom, leased it up and eventually sold it. We continually use the profits of each project to reinvest into the next one. Over time those projects have become bigger and bigger.

## What do you think has changed the most in Melbourne's urban landscape?

Melbourne has become the most liveable city in the world and continues to evolve to meet the needs of an ever-increasing population. Naturally, gentrification is front and centre,

and the planning regime has well and truly accommodated this. Suburbs such as Collingwood and Richmond that were traditionally grassroots Melbourne industry, have become Melbourne's cultural hotspots offering a cosmopolitan lifestyle and creative workspaces on the fringe of the CBD. There is no doubt we will continue to see the commercial transformation of these neighbourhoods.

## Looking back at your development portfolio, are there any projects that particularly stand out?

Sarah Sands, Brunswick has been a local landmark since its establishment in 1854 and was the largest pub in the northern suburbs. It was around the corner from where I grew up so it's meaningful for us to come back to the area and bring the pub back to life in a new way. We are paying homage to the site to create a new meeting point for people. It is a project of quality and substance and talks to some of the key drivers of our business.

## What sets Peregrine Projects apart? What is unique about your approach to development?

We buy into the "Why" of a project and truly understand our purpose and contribution. We bring in our collaborators very early in the process to make sure an acquisition is fit for purpose and in line with the values of our brand.

We take an intimate, hands-on approach in all aspects of our business, including our tenancy relationships. We choose to work with tenants directly, as we believe in cultivating long-term relationships and making a difference to their business.

## What three words best describe Peregrine Projects?

Collaboration, passion, purpose.





Our team  
are truly  
passionate  
about  
property.



**Joseph Chahin**  
**Managing Director**

Joseph is a qualified Accountant who founded Peregrine Projects in 1994. He brings intuition and decisiveness to the team, fostering a collaborative approach towards considered project outcomes.

Forever in touch with market conditions, Joseph takes the lead during any project negotiations and acquisitions. Equipped with a detailed understanding of feasibilities, his hands on approach allows him to manage all aspects of the development and divestment processes.

Joseph was a Director - Business Advisory of William Buck, a leading national Chartered Accounting practice, and now is a Senior Consultant to the Firm.



**Michael Dobson**  
**Development Manager**

Michael is an experienced Development Manager who joined Peregrine Projects in 2016. With a genuine passion for property, Michael is instrumental in managing all aspects of our development outcomes, from acquisition to delivery.

A good communicator, Michael brings a pragmatic and empathetic approach to his work, ensuring all our projects are delivered in a collaborative and meaningful manner.

Prior to joining Peregrine Projects, Michael held various positions across Melbourne, Sydney and London managing multiple mixed use projects.

He holds Bachelor of Planning and Design and a Bachelor of Property and Construction.



**Vicky Rushworth**  
**Operations Manager**

Vicky joined Peregrine Projects in 2005 and has been instrumental in guiding and managing the business growth since then. With a particularly strong attention to detail, Vicky assists Peregrine Projects in managing all facets of the business. Her strong relationships with our stakeholders, capital partners, agents and consultants allows for the effective administration of all projects at every phase.



**Sam Nathan,**  
**Special Advisor, Projects**

Sam has spent his career specialising in the premium and prestige apartment and housing markets, having advised upon and been directly involved in the execution of some of Australia's most renowned and complex residential and mixed use developments.

His experience has spanned development valuation and analysis, strategic research, project/market advisory for major domestic and international developers, investors and financiers, and has executed project strategy, positioning, marketing and work-out campaigns as well as directly transacting and advising on over \$1 billion in premium residences from both the vendor and purchaser sides. Sam sits as an independent Special Advisor - Projects to the Peregrine Projects team.



# 88L. & 23W.

**86–90 Langridge Street, Collingwood**

Standing on the prominent corner of Langridge Street and Rokeby Street, 88L is a landmark commercial development in Collingwood.

Designed by award-winning JCB Architects, the 9 level office building features contemporary workspaces and two ground floor hospitality activations.





# 175 & 179 BURNLEY STREET RICHMOND

With a prominent street frontage to Burnley Street, JCB Architects have designed two landmark commercial buildings in the heart of Richmond. The 9 level office buildings feature a total lettable area of approximately 14,204sqm with commercial offices and ground floor retail activation.







# SARAH

## EST. 1846

# SANDS

### 29 Sydney Road, Brunswick

Designed by JCB Architects and located on one of Melbourne's most iconic street corners, Sarah Sands features 31 apartments over 7 levels together with the restoration of the original Sarah Sands hotel façade that was established in 1854. The project also features new dining destinations from some of Melbourne's leading operators and a commercial office space.

The Urban Developer Awards for Industry Excellence 2022 Finalist:

- Development of the Year, Medium Density Residential
- Development of the Year, Mixed Use

Master Builders Victoria Excellence in Construction Awards 2022 Winner:

- Excellence in Medium Rise Apartment Buildings



The Journey So Far



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# Zac

## APARTMENTS, PRAHRAN

**227-229 High Street Prahran**

Designed by Ascui & Co, Zac is a 6 level mixed-use residential development located on the prominent corner of High and Mount Streets in Prahran. Zac features 36 apartments, commercial office space and a café on the ground floor.





# THE LUXTON

18-30 Chatham Street, Prahran

Designed by SJB Architects, the Luxton is a 6 level residential and hospitality hub with prominent views across Prahran Square. The development consists of 59 apartments and 6 ground floor hospitality, retail and commercial tenancies in Chatham Street, Prahran





# 116 Rokeby

## 116 Rokeby Street, Collingwood

116 Rokeby Street comprises 11 levels of premium office accommodation. Located in an emerging pocket of Collingwood, the building is within close proximity of all that the vibrant suburb has to offer.

Designed by Carr Architecture, the building incorporates smart office functionality with biophilic interiors. With a commitment to sustainability and considered design combined with an abundance of amenity and collaborative spaces, it's heralding a new era for the urban workplace.

 DEVELOPMENT  
PARTNER

ARTIST IMPRESSION

## 24-28 Cremorne Street, Cremorne

Designed by award-winning JCB Architects, 24-28 Cremorne Street sits in one of Cremorne's most coveted pockets, Melbourne's answer to 'Silicon Valley'. The 11-level, 6,000 sqm\* commercial building features lush landscaping by Acre, leading sustainability credentials, a vibrant ground floor with multiple hospitality options, and a hotel-style end-of-trip — an exemplar of the new world of work.

 DEVELOPMENT  
PARTNER

ARTIST IMPRESSION

The Journey So Far



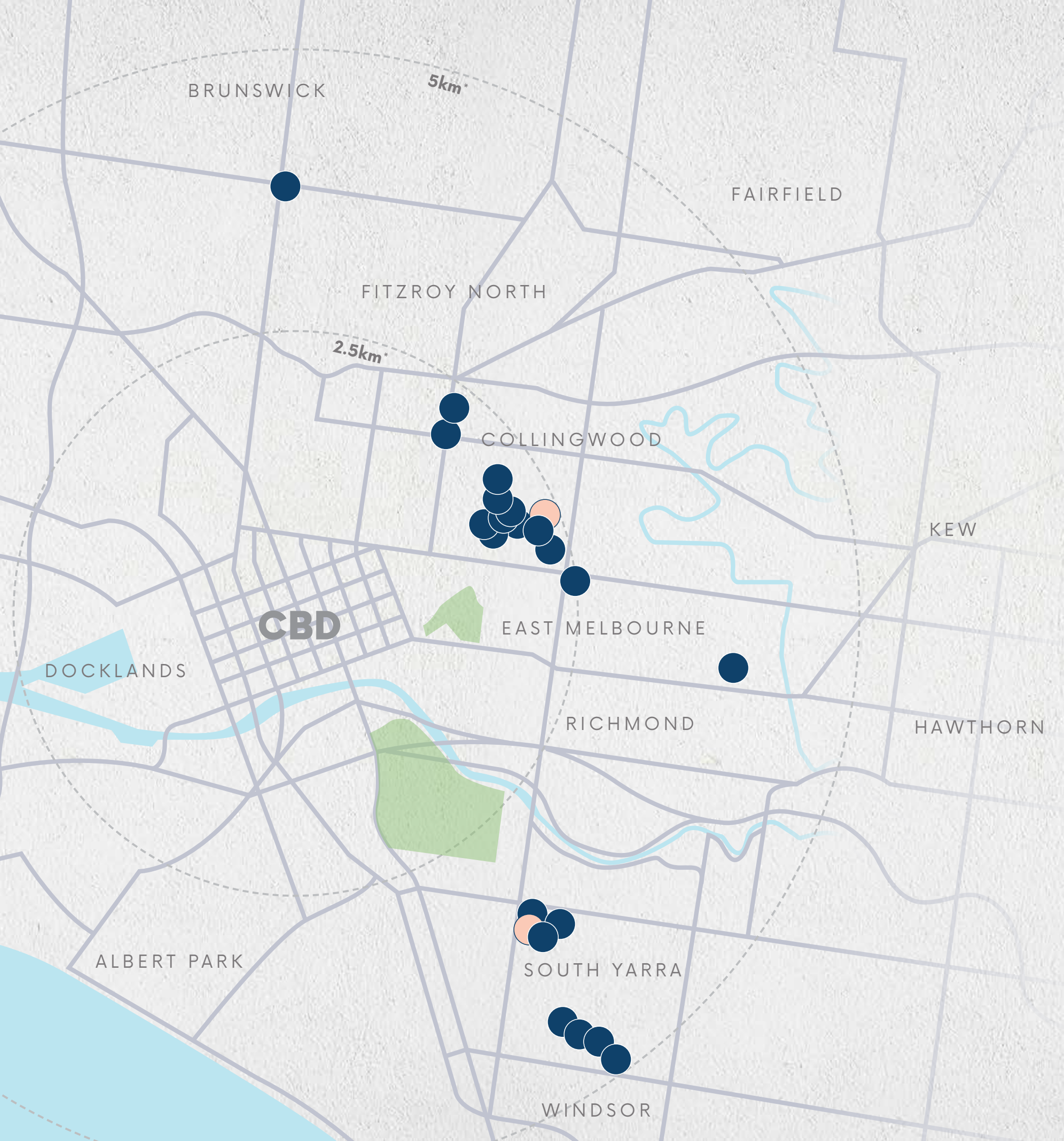
PEREGRINEPROJECTS



# A Track Record of Collaboration, Community and Success



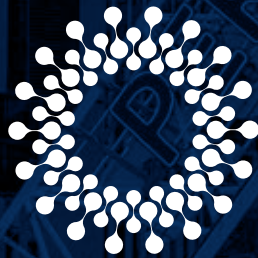




We  
develop in  
Melbourne's  
inner city  
fringe

- PEREGRINE SITE
- DEVELOPMENT PARTNER





**PEREGRINE**PROJECTS®

The Journey Continues

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