

APPENDIX 3

Preliminary Announcement

~~Half yearly~~/preliminary final report

Name of issuer

Australian Property Systems Limited and Controlled Entities

ACN or ARBN

096925610

Half yearly
(tick)

Preliminary
final (tick)

√

~~Half year~~/financial year ended
(‘Current period’)

30 June 2006

For announcement to the market

Extracts from this statement for announcement to the market (see note 1).

				\$A,000
Sales (or equivalent) operating revenue (item 1.1)	up	256%	to	639
Operating profit (loss) before abnormal items and tax (item 1.4	down	20,429%	to	(7)
Abnormal items before tax (item 1.5)		0	to	0
Operating profit (loss) after tax but before outside equity interests (item 1.8)	down	20,429%	to	(7)
Extraordinary items after tax attributable to members (item 1. 1 1)	down	1,010	to	0
Operating profit (loss) and extraordinary items after tax attributable to members (item 1. 1 6)	down	6,800%	to	(6)
Exploration and evaluation expenditure incurred (item 5.2)				
Exploration and evaluation expenditure written off (item 5.3)				
Dividends	Franking rate applicable	N/A	N/A	N/A
Current period	N/A	N/A	N/A	N/A
Previous corresponding period			-	-
Record date for determining entitlements to the dividend, (in the case of a trust distribution) (see item 15.2)		N/A		
Short details of any bonus or cash issue or other items(s) of importance not previously released to the market:				
N/A				

Consolidated profit and loss account

(The figures are not equity accounted)

		Current period \$A'000	Previous corresponding period \$A'000
1.1	Sales (or equivalent operating) revenue	639	249
1.2	Other revenue	14	222
1.3	Total revenue	653	471
1.4	Operating profit (loss) before abnormal items and tax	(7)	(1,430)
1.5	Abnormal items before tax (detail in item 2.1)	0	0
1.6	Operating profit (loss) before tax (items 1.4 +1.5)	(7)	(1,430)
1.7	Less tax	0	0
1.8	Operating profit (loss) after tax but before outside equity interests	(7)	(1,430)
1.9	Less outside equity interests	1	12
1.10	Operating profit (loss) after tax attributable to members	(6)	(1,418)
1.11	Extraordinary items before tax (detail in item 2.3)	0	1,010
1.12	Less outside equity interests	0	0
1.13	Extraordinary items after tax attributable to members	0	0
1.14	Total operating profit (loss) and extraordinary items after tax (items 1.8 1.11)	(7)	(420)
1.15	Operating profit (loss) and extraordinary items after tax attributable to outside equity interests (items 1.9 .1.12)	1	12
1.16	Operating profit (loss and extraordinary items after tax attributable to members (items 1. 1 0 + 1. 1 1)	(6)	(408)
1.17	Retained profits (accumulated losses) at beginning of financial period	(2,052)	(2,063)
1.18	Aggregate of amounts transferred from reserves	0	419
1.19	Total available for appropriation (carried forward)	(2,058)	(2,052)
1.20	Total available for appropriation (brought forward)	(2058)	(2,052)
1.21	Dividends provided for or paid	0	0
1.22	Aggregate of amounts transferred to reserves	0	0
1.23	Retained profits (accumulated losses) at end of financial period	(2,058)	(2,052)

Abnormal and extraordinary items

		Consolidated - current period		
		Before tax \$A'000	Related tax \$A'000	After tax \$A'000
2.1	Abnormal items			
2.2	Total abnormal items		-	
2.3	Extraordinary items		-	-
	Amortisation of intangibles	0	1,010	
2.4	Total extraordinary items	0	1,010	-

Comparison of half year profits (Preliminary final statement only)

		Current year - \$A'000	Previous year - \$A'000
3.1	Consolidated operating profit (loss) after tax attributable to members reported for the 1 st half year (item 1. 1 0 in the half yearly statement)	(252)	(929)
3.2	Consolidated operating profit (loss) after tax attributable to members for the 2nd half year	(6)	(1,418)

Consolidated balance sheet
(See note 5)

Current assets		At end of current period \$A'000	As shown in last annual report \$A'000	As in last half yearly statement \$A'000
4.1	Cash	355	124	241
4.2	Receivable	46	23	95
4.3	Investments	0	0	0
4.4	Inventories	0	0	0
4.5	Other (provide details if material)	0	0	6
4.6	Total current assets	401	147	342
Non-current assets				
4.7	Receivables		0	0
4.8	Investments	0	25	0
4.9	Inventories		0	0
4.10	Exploration and evaluation expenditure capitalised (see para .71 of AASB 1022)	0	0	0
4.11	Development properties (mining entities)	0	0	0
4.12	Other property, plant and equipment (net)	147	18	11
4.13	Intangibles (net)	0	110	0
4.14	Other (provide details if material)	0	19	0
4.15	Total non-current assets	147	172	11
4.16	Total assets	548	319	353
Current liabilities				
4.17	Accounts payable	33	35	84
4.18	Borrowings	0	0	0
4.19	Provisions	0	99	0
4.20	Other (provide details if material)	0	0	0
4.21	Total current liabilities	33	134	84
Non-current liabilities				
4.22	Accounts payable	0	0	0
4.23	Borrowings	0	16	0
4.24	Provisions	0	0	0
4.25	Other (provide details if material)	0	26	0
4.26	Total non-current liabilities	0	42	0
4.27	Total liabilities	33	176	84
4.28	Net assets	515	143	269

Consolidated balance sheet continued

	Equity			-
4.29	Capital	2,572	2,072	2,572
4.30	Reserves	0	0	0
4.31	Retained profits (accumulated losses)	(2,058)	(2,052)	(2,305)
4.32	Equity attributable to members of the parent entity	0	0	0
4.33	Outside equity interests in controlled entities	1	123	2
4.34	Total equity	515	143	269
4.35	Preference capital and related premium included as part of 4.31	0	0	0

Exploration and evaluation expenditure capitalised

To be completed only by issuers with mining interests if amounts are material. Include all expenditure incurred regardless of whether written off directly against profit

	Current period \$A'000	Previous corresponding period \$A'000
5.1 Opening balance	N/A	
5.2 Expenditure incurred during current period		
5.3 Expenditure written off during current period		
5.4 Acquisitions, disposals, revaluation increments, etc.		
5.5 Expenditure transferred to Development Properties		
5.6 Closing balance as shown in the consolidated balance sheet (item 4.9)		

Development properties

(To be completed only by issuers with mining interests if amounts are material)

	Current period \$A'000	Previous corresponding period \$A'000
6.1 Opening balance	N/A	
6.2 Expenditure incurred during current period		
6.3 Expenditure transferred from exploration and evaluation		
6.4 Expenditure written off during current period		
6.5 Acquisitions, disposals, revaluation increments, etc.		
6.6 Expenditure transferred to mine properties		
6.7 Closing balance as shown in the consolidated balance sheet (item 4.1 0)		

Consolidated statement of cash flows

(See note 6)

		Current period \$A'000	Previous corresponding period \$A'000
	Cash flows related to operating activities		
7.1	Receipts from customers	686	178
7.2	Payments to suppliers and employees	(824)	(1,426)
7.3	Dividends received	0	0
7.4	Interest and other items of similar nature received	14	35
7.5	Interest and other costs of finance paid	0	(8)
7.6	Income taxes paid	0	0
7.7	Other (provide details if material)	9	0
7.8	Net operating cash flows	(115)	(1,221)
	Cash flows related to investing activities		
7.9	Payments for purchases of property, plant and equipment	(143)	8
7.10	Proceeds from sale of property, plant and equipment	0	0
7.11	Payment for purchases of equity investments	0	0
7.12	Proceeds from sale of equity investments	0	0
7.13	Loans to other entities	0	0
7.14	Loans repaid by other entities	0	0
7.15	Other (provide details if material)	0	0
7.16	Net investing cash flows	(143)	8
	Cash flows related to financing activities		
7.17	Proceeds from issues of securities (shares, options, etc.)	489	0
7.18	Proceeds from borrowings	0	0
7.19	Repayment of borrowings	0	(12)
7.20	Dividends paid	0	0
7.21	Other (provide details if material)	0	0
7.22	Net financing cash flows	489	(12)
	Net increase (decrease) in cash held	231	(1,225)
7.23	Cash at beginning of period (see <i>Reconciliations of cash</i>)	124	1,349
7.24	Exchange rate adjustments to item 7.23	0	0
7.25	Cash at end of period (see <i>Reconciliation of cash</i>)	355	124

Non-cash financing and investing activities

Details of financing and investing transactions *which have* had a material effect on consolidated assets and liabilities but did not involve cash flows are as follows. *If* an amount is quantified, show comparative amount.

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Reconciliation of cash

Reconciliation of cash at the end of the period (as shown in the consolidated statement of cash flows) to the related items in the accounts is as follows.

	Current period \$A'000	Previous corresponding period \$A'000
8.1 Cash on hand and at bank	355	97
8.2 Deposits at call	0	27
8.3 Bank overdraft	0	0
8.4 Other (provide details)	0	0
8.5 Total cash at end of period (item 7.25)	355	124

Ratios

	Current period	Previous corresponding period
Profit before abnormals and tax/sales		
9.1 Consolidated operating profit (loss) before abnormal items and tax (items 1.4) as a percentage of sales revenue (items 1.1)	(1.1%)	(574%)
Profit after tax/equity interests		
9.2 Consolidated operating profit (loss) after tax attributable to members (item 1. 1 0) as a percentage of equity (similarly attributable) at the end of the period (item 4.34)	(1.17%)	(991%)

Earnings per security (EPS)

10.1	Calculation of basic, and fully diluted, EPS in accordance with AASB 1027: Earnings per Share		
(a)	Basic EPS	(0.00014) cents	(16) cents
(b)	Diluted EPS (if materially different from (a))		

NTA backing (see note 7)		Current period	Previous corresponding period
11.1	Net tangible asset backing per ordinary security	0.0103	0.00139

Details of specific receipts/outlays, revenues/expenses

		Current period A\$'000	Previous corresponding period \$A'000
12.1	Interest revenue included in determining items 1.4	14	28
12.2	Interest revenue included in item 12.1 but not yet received (if material)	0	0
12.3	Interest expense included in item 1.4 (include all forms of interest, lease finance charges, etc.)	0	8
12.4	Interest costs excluded from item 12.3 and capitalised in asset values (if material)	0	0
12.5	Outlays (excepts those arising from the acquisition of an existing business) capitalised in intangibles (if material)	0	0
12.6	Depreciation (excluding amortisation of intangibles)	14	40
12.7	Amortisation of intangibles	0	1,010

Control gained over entities having material effect

(See note 8)

13.1	Name of issuer (or group)	N/A
13.2	Consolidated operating profit (loss) and extraordinary items after tax of the issuer (or group) since the date in the current period on which control was acquired	0
13.3	Date from which such profit has been calculated	
13.4	Operating profit (loss) and extraordinary items after tax of the issuer (or group) for the whole of the previous corresponding period	0

Loss of control of entities having material effect*(See note 8)*

14.1	Name of entity (or group)	N/A
14.2	Consolidated operating profit (loss) and extraordinary items after tax of the entity (or group) for the current period to the date of loss of control	\$
14.3	Date from which the profit (loss) in item 14.2 has been calculated	
14.4	Consolidated operating profit (loss) and extraordinary items after tax of the entity (or group) while controlled during the whole of the previous corresponding period	\$
14.5	Contribution to consolidated operating profit (loss) and extraordinary items from sale of interest leading to loss of control	\$

Reports for industry and geographical segments

Information on the industry and geographical segments of the entity must be reported for the current period in accordance with AASB 1005: Financial Reporting by Segments. Because of the different structures employed by entities, a pro forma is not provided. Segment information should be completed separately and attached to this statement. However, the following is the personation adopted in the Appendices to AASB 1005 and indicates which amount should agree with items included elsewhere in this statement.

Segments

The principal activity of the consolidated entity is the provision of patented (provisional) property development management services in Australia. This segment represents more than 90% of total revenue, total results and total assets of the consolidated entity.

Dividends

15.1	Date the dividend is payable	-
15.2	Record date to determine entitlements to the dividend (ie. on the basis of registrable transfers received up to 5.00 pm)	-
18.3	Amount per security	-

		Franking rate applicable	39%	36%	33%
15.4	(Preliminary final statement only) Final dividend: Current year				
15.5	Previous year				
15.6	(Half yearly and preliminary final statements) Interim dividend: Current year	N/A	N/A	N/A	N/A

15.7	Previous year	N/A	N/A	N/A	N/A
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Total annual dividend (distribution) per security
(Preliminary final statement only)

	Current year	Previous
15.8 Ordinary securities		
15.9 Preference securities	¢	¢

Total dividend (distribution)

	Current period \$A'000	Previous corresponding period - \$A'000
15.10 Ordinary securities	\$	\$
15.11 Preference securities	\$	\$
15.12 Total	\$	\$

The *dividend or distribution plans* shown below are in operation.

N/A

The last date(s) for receipt of election notices to the <i>dividend or distribution plans</i>	N/A
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Any other disclosures in relation to dividends (distributions)

Nil

Equity accounted associated entities and other material interests

Equity accounting information attributable to the economic entity's share of investments in associated entities must be disclosed in a separate notice. See AASB 1016: Disclosure of Information about Investments in Associated Companies.

Investments in associated entities		Current period A\$'000	Previous corresponding period A\$'000
16.1	Statutory carrying value of investments in associated entities (SCV)	N/A	
16.2	Share of associated entities' retained profits and reserves not included in SCV:		
	Retained profits		
	Reserves		
16.3	Equity carrying value of investments		

Material interests in entities which are not controlled entities

The economic entity has an interest (that is material to it) in the following entities.

		Percentage of ownership interest (ordinary securities, units etc) held at end of period		Contributing to operating profits (loss) and extraordinary items after tax	
17.1	Equity accounted associated entities	Current period	Previous corresponding period	Current period	Previous corresponding period
		N/A		<i>Equity accounted</i>	
17.2	Other material interests	N/A		<i>Not equity accounted (ie part of item 1. 14)</i>	

Issued and listed securities

Description includes rate of interest and any redemption or conversion rights together with prices and rates.

Category of securities		Number issued	Number listed	Par value (cents)	Paid-up value (cents)
18.1	Preference securities (description)				
18.2	Issued during current period				
18.3	Ordinary securities	50,014,000	50,014,000	N/A	(fully paid)
18.4	Issued during current period				
18.5	Convertible debt securities (description and conversion factor)				
18.6	issued during current period				
18.7	Options (description and conversion factor)	25,000,000	0	Exercise Price 50c	Expiry date 08/08/2010
18.8					
18.9					
18.10					
18.11	Debentures (totals only)				
18.12	Unsecured Notes (totals only)				

Comments by directors

Comments on the following matters are required by the Exchange or, in relation to the half yearly statement, by AASB 1029: Half-Year Accounts and Consolidated Accounts. The comments do not take the place of the directors' report and statement (as required by the Corporations Law) and may be incorporated into the directors' report and statement. For both half yearly and preliminary final statements, if there are no comments in a section, state NIL. If there is insufficient space in comment, attach notes to this statement.

Basis of accounts preparation

If this statement is a half yearly statement, it is a general purpose financial report prepared in accordance with the listing rules and AASB 1029: Half-Year Accounts and Consolidated Accounts. It should be read in conjunction with the last annual report and any announcements to the market made by the issuer during the period. [Delete if in applicable.]

Material factors affecting the revenues and expenses of the issuer for the current period

None

A description of each event since the end of the current period which may have a material effect

and is not related to matters already reported, with financial effect quantified (if possible)

Australian Property Systems Limited (APSL) has commenced proceedings for recovery of \$393,753 in fees due under a Development Management Agreement:

APSL Licensee, Napier and Blakely have entered into Development Management Agreements (DMA) on three properties owned by Australian Affordable Housing Association. The projects subject to the DMA are in prime locations of Highgate Hill, Albion and Chermside in Brisbane and are for the provision of high quality housing that is affordable to rent for 10 years. These projects will deliver approximately \$400 million in quality affordable housing into the market place and represents potential Licence fees and royalty income for APSL under its Licence agreement with Napier Blakely, estimated at \$14 million, the receipt of the bulk of these fees are subject to the projects reaching settlement. Napier Blakely has informed the Company that they expect to enter into other DMA's with AAHA on other projects in the near future.

At the date of this report the Directors are waiting for a valuation on the options that were issued as part of the Capital Raising. The valuer has advised verbally that the valuation is expected to be \$43,723 which subject to audit may change some of the figures in the equity section of the Balance Sheet.

Franking credits available and prospects for paying fully or partly franked dividends for at least the next year

It is unlikely that dividends will be payable in the next year

Changes in accounting policies since the last annual report are disclosed as follows.

(Disclose changes in the half yearly statement in accordance with paragraph 15(c) of AASB 1029: Half-Year Accounts and Consolidated Accounts. Disclose changes in the preliminary final statement in accordance with AASB 101: Accounting Policies-Disclosure.)

Change to International Financial Reporting Standards

Annual meeting

(Preliminary final statement only)

The annual meeting held as follows:

Place	Naval Offices, 3 Edward Street, Brisbane
Date	To be advised
Time	
Approximate date the annual report will be available	28th September 2006

Compliance statement

1. This preliminary statement has been prepared by management under accounting policies which comply with accounting standards as defined in the Corporations Law or other standards acceptable to the Exchange (see note 13).

Identify other standards used

N/A

2. This preliminary statement, and the financial statements under the Corporations Law (if separate), use the same accounting policies.
3. This preliminary statement does give a true and fair view of the matters disclosed (see note 2).
4. This statement is based on financial statements to which one of the following applies:

These preliminary financial statements have not yet been audited and the financials in this report may change as a result of the Audit.

5. The accounts are currently being audited by Johnston Rorke and are subject to the audit report, which could result in minimal changes to the financials as reported in this preliminary report. Also details of any qualifications and the annual report which will follow this report.
6. The issuer does not have a formally constituted audit committee.

Sign here: Date:

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(Director/Company secretary)

Print name: Mr Geoffrey Jamieson (Director/Company Secretary)

Notes

1. **For announcement to the market** The percentage changes referred to in this section are the percentage changes calculated by comparing the current period's figures with those for the previous corresponding period. Do not show percentage changes if the change is from profit to loss or loss to profit, but still show the amount of the change up or down.
2. **True and fair view** If this statement does not give a true and fair view of a matter (for example, because compliance with an Accounting Standard is required) the *issuer* must attach a note providing additional information and explanations to give a true and fair view.
3. **Consolidated profit and loss account**
 - Item 1.1 The definition of "operating revenue" and an explanation of "sales revenue" (or its equivalent) and "other revenue" are set out in *AASB 1004: Disclosure of Operating Revenue*.
 - Item 1.2 "other revenue" includes abnormal items, but excludes extraordinary revenue items.
 - Item 1.4 "operating profit (loss) before abnormal items and tax" is calculated before dealing with outside equity interests and extraordinary items, but after deducting interest on borrowings, depreciation and amortisation.
 - Item 1.7 This item refers to the total tax attributable to the amount shown in item 1.6. Tax includes income tax and capital gains tax (if any) but excludes taxes treated as operating expenses (eg. fringe benefits tax).
4. **Income tax** If the amount provided for income tax in this statement differs (or would differ but for compensatory items) by more than 15% from the amount of income tax *prima facie* payable on the profit before tax, the entity must explain in a note the major items responsible for the difference and their amounts.
5. **Consolidated balance sheet**

Format The format of the consolidated balance sheet should be followed as closely as possible. However, additional items may be added if greater clarity of exposition will be achieved, provided the disclosure still meets the requirements of *AASB 1029*. Banking institutions may substitute a clear liquidity ranking for the Current/Non-Current classification.

Basis of revaluation If there has been a material revaluation of non-current assets (including investments) since the last annual report, the *issuer* must describe the basis of revaluation adopted. The description must meet the requirements of paragraphs 19-21 of *AASB 1010: Accounting for the Revaluation of Non-Current Assets*. If the *issuer* has adopted a procedure of regular revaluation, the basis for which has been disclosed and has not changed, no additional disclosure is required. Trusts should also note paragraph 10 of *AASB 1029* and paragraph 11 of *AASB 1030*.
6. **Statement of cash flows** For definitions of "cash" and other terms used in this statement see *AASB 1026: Statement of Cash Flows*. *Issuers* should follow the form as closely as possible, but variations are permitted if the *directors* (in the case of a trust, the management company) believe that this presentation is inappropriate. However, the presentation adopted must meet the requirements of *AASB 1026*. Mining exploration issuers may use the form of cashflow statement in Appendix 5B.

7. **Net tangible asset backing** Net tangible assets are determined by deducting from total tangible assets all claims on those assets ranking ahead of the ordinary securities (i.e. all liabilities, preference shares, outside equity interests, etc). Mining issuers are not required to state a net tangible asset backing per ordinary security.
8. **Gain and loss of control over entities** The gain or loss must be disclosed if it has a material effect on the consolidated financial statements. Details must include the contribution for each gain or loss that increased or decreased the issuer's consolidated operating profit (loss) and extraordinary items after tax by more than 5% compared to the previous corresponding period.
9. **Equity accounting** If an issuer adopts equity accounting, no comparative equity accounting figures are required in the first period following its adoption.
10. **Rounding of figures** This statement anticipates that the information required is given to the nearest \$1,000. However, an issuer may report exact figures, if the \$A'000 headings are amended. If an issuer qualifies under an ASIC Class Order dated 17 August 1994, it may report to the nearest million dollars, or to the nearest \$100,000, if it is a listed company.
11. **Comparative figures** Comparative figures are normally the unadjusted figures from the previous corresponding period. However, if the previously reported figures are adjusted to achieve greater comparability, a note explaining the adjustment must be included with this statement. If no adjustment is made despite a lack of comparability, a note explaining the position should be attached.
12. **Additional information** An issuer may disclose additional information about any matter, and must do so if the information is material to an understanding of the financial statements. The information may be an expansion of the material contained in this statement, or contained in a note attached to the statement. The requirement under the list rules for an issuer to complete this statement does not prevent the issuer issuing reports more frequently. Additional material lodged with the ASIC under the Corporations Law must also be given to the Exchange. For example, a directors' report and statement, if lodged with the ASIC, must be given to the Exchange.
13. **Accounting Standards** the Exchange will accept, for example, the use of International Accounting Standards for foreign issuers. If the standards used do not address a topic, the Australian standard on that topic (if one) must be complied with.
14. **Borrowing corporations** As at 1/7/96, this statement may be able to be used by an issuer required to comply with the Corporations Law as part of its half yearly financial statements if prepared in accordance with Australian Accounting Standards. However, borrowing corporations must comply with Schedule 5 of the Corporations Regulations. See regulation 3.6.02(4).