

Circle On Felix

Project Overview



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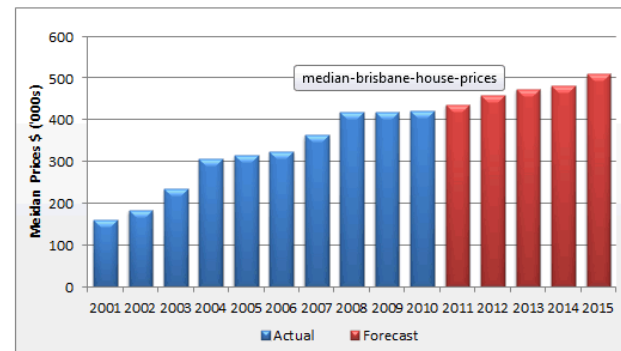


BRISBANE

Brisbane is the most populous city in Queensland - recording the highest percentage rate of population growth of all state capital cities every year since the 1990's, and the third most populous in Australia. As capital of the fastest growing and most liveable state in the country, Brisbane has the demand investors need to see excellent returns.

Brisbane's currently cooking up a potent combination of well-priced properties and rising yields, creating quite a buzz amongst investors. According to API magazine, units, especially those within 8km of the CBD that are close to transport and shops are averaging a gross rental yield of 5.2% - and is expected to rise further.

Median Brisbane House Prices (2001-2015)



Derived From ABS Data & Industry Forecasts

Affordability is expected to be better in Brisbane than in other major capitals and this should lead to a revival of interstate migration. The renewed strength of the Queensland economy, mining project resurgence and increased projects in the next couple of years will create more white collar job opportunities in Brisbane and lead to further demand. These forces will be influential on pushing house prices up further.

Investment in new resource projects commenced in 2011, economic conditions are forecast to rapidly improve, and the ensuing employment and income growth will create a greater level of purchaser confidence.



KEY INDUSTRIES

Brisbane has seen consistent economic growth in recent years as a result of the resources boom. White collar industries include Information technology, financial services and public sector administration generally concentrated in and around the CBD and the inner suburbs.

RETAIL

Brisbane has a range of retail precincts, both in the CBD and in surrounding suburbs. The Queen Street Mall has a vast array of cafes, restaurants, cinemas gift shops and shopping centres including Wintergarden, Broadway on the Mall, Queens Plaza and The Myer Centre. Edward Street in the city is home to many luxury international retailers, such as Max Mara, Gucci, Prada, Louis Vuitton and Tiffany.

PORT OF BRISBANE

Located on the lower reaches of the Brisbane River and on Fisherman's Island, The Port of Brisbane is the 3rd most important port in Australia for value for goods. Container freight, sugar, grain, coal and bulk liquids are the major exports.

The Port is a part of the Australia Trade Coast, the fastest growing economic development area, and occupies a large swathe of land around the airport and port. Commercially, the area has attracted a mix of companies from throughout the Asia Pacific region.

INDUSTRIAL

Industries including petroleum refining, stevedoring and QR railway workshops tend to be located on the lower reaches of the Brisbane River in new industrial zones on the urban fringe.



KEY INDUSTRIES

TOURISM

Tourism plays a major role in Brisbane's economy, and is the third most popular destination for international tourists. Popular tourist and recreation areas include South Bank Parklands, the Botanic Gardens, Chinatown, Portside Wharf and the Lone Pine Koala Sanctuary. Major cultural events include the Ekka and River festival.

EDUCATION

Brisbane has multi-campus universities and colleges including the University of Queensland, Queensland University of Technology and Griffith University. Other universities which have campuses in Brisbane include the Australian Catholic University and James Cook University. There are three major TAFE colleges and numerous independent tertiary providers as well as schools: Journalism Education & Training.

HEALTH

Covered by Northside and Southside health service areas, there are 8 major public hospitals, 4 major private hospitals, and smaller and private facilities. Specialist and general medical practices are located in the CBD and in most suburbs.

SPORT

A premier sporting destination in an exciting part of the world, Brisbane has hosted major sporting events such as the 2001 Goodwill Games and the 2008 Rugby League World Cup. With sporting venues including Suncorp Stadium, Brisbane Cricket Ground and the \$65 million State Tennis Centre where the Brisbane International has been held since 2009.



SUBURB LOCATION



The suburb of Lutwyche is located less than 5 kilometres north of Brisbane CBD.

The suburb is named after Alfred Lutwyche, a judge of the Supreme Court back in 1859, just before the separation of Queensland from New South Wales.

The age and the location of the suburb ensures that it is well developed and has facilities lacking in many outer suburbs. All possible facilities and services are within close proximity.



WHY LUTWYCHE

An inner city suburb, Lutwyche is approximately 5km from Brisbane CBD and only 2km from Royal Brisbane, Royal Children's and Royal Women's hospital.

With expansive shopping contained within Centro Lutwyche Shopping Centre, Lutwyche Road is also lined with many small shops and restaurants, and within less than 500m from Circle of Felix you will also find:

- Fitness: 3 clubs (Fitness First, Jetts 24 hour and Curves)
- Banks: CBA, NAB, Westpac, BoQ, Suncorp and ATM's for many more.
- Medical: Medical Centre GP's, Pharmacy, Physiotherapy.
- Groceries: Coles and Aldi; Bakery, Butcher, Fruit and Veg
- Other Stores: Post Office, Newsagents, Travel Agents, Discount Stores, Bike Shop, Clothing, Dry Cleaning and a Car Wash.

There are a number of schools in the area that are within walking distance:

- Woolloowin Primary: 300m
- Holy Cross Primary: 700m
- Kedron High: 600m

With recreational facilities such as Bradshaw Park and Kedron Brook Walk and Bikeway to cater to a broad range of the community, there is always something to do.

The Brisbane City Council recently adopted the "Lutwyche Neighbourhood Plan" - which is the result of people having their say about the future of their neighbourhood, and it will regulate how land within the area can be used and developed in the future. The plan aims to:

- create vibrant new urban villages, particularly around future Busway stations, along Lutwyche Road in Lutwyche and Windsor
- protect Brisbane's character homes, but allow scope for new development
- ensure new development is well-designed and fits in with the surrounding community
- upgrade infrastructure to support new growth
- continue to preserve local heritage



LUTWYCHE NEIGHBOURHOOD PLAN AREA



WHY LUTWYCHE

Boasting an exceptional public transport system that incorporates the Lutwyche Bus Station - which connects to both express and standard bus routes and provides a safe pedestrian underpass under Lutwyche Road, and Wooloowin Train Station, public transport is at your door step.

A bus trip into the city is less than 10 minutes, whilst the opposite direction provides access to Queensland's largest shopping centre Chermside in less than 15 minutes.

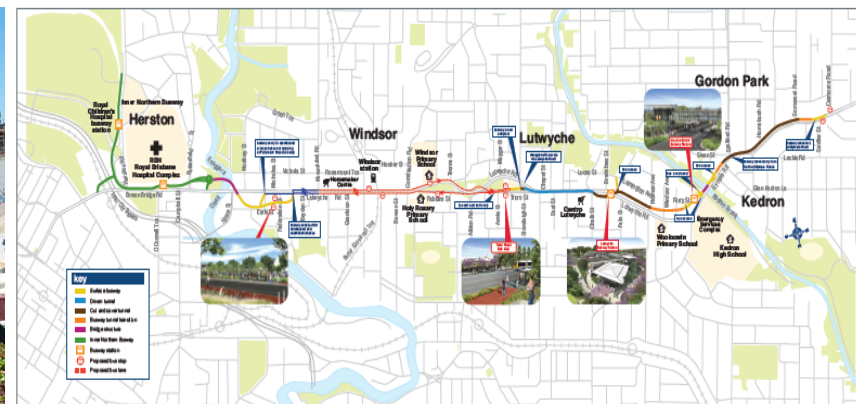
Australia's Largest Infrastructure Project, is due for completion by 30 June 2012 and consists of two major components: The Airport Link and the Northern Busway.

AIRPORT LINK

The Airport Link consists of a tunnel from Bowen Hills to Toombul via Kedron and benefits Lutwyche by taking 1000's of cars underground from Lutwyche Road, whilst also providing very quick access to the Airport Arterial Road via a dedicated access point from Lutwyche.

NORTHERN BUSWAY

The Northern Busway is the next link into the South East Queensland's dedicated Translink Busway system, and is due to open mid 2012. It will transfer Bus traffic to an express style network, thereby increasing reliability and dramatically reducing travel times, especially in peak hour traffic. It is expected that express buses will depart every 5 minutes during peak times.



LOCATION



BUS STATION CONSTRUCTION



THE DEVELOPMENT



The vision for Circle on Felix is to build an affordable landmark apartment complex in Lutwyche which will have you living in beautifully appointed surroundings whilst still being only a few minutes to the Royal Brisbane Hospital and a few minutes more to the CBD, which is only 5 km away, and walking distance to local primary and High Schools, banks, a post office, fitness clubs and Lutwyche Centro Shopping Centre.

The facade will present light and airy tones with silver coloured "circles" that grace screens scattered across the front of the building. Hence the name: Circle on Felix.

With an emphasis on easy living, Circle on Felix boasts an impressive facade with clever design and beautiful finishes, has a mixture of 1, 2 and 3 bedroom apartments, with most bedrooms ensuited, and all apartments have a secure car park.

Local Council Rates approximately - Approx \$1,800 p.a.

Body Corporate - \$37 p/w*

Developer requires a \$1000 initial deposit upon submission of LOI and then the balance of 10% on finance approval

*Based on 2bed 2 bath



CHARACTERISTICS

Unit	Level	Beds	Bath	Garages	Internal Area	Balcony	Total Area
203	2	3	2	1	84m2	44m2	128m2
204	2	2	2	1	80m2	37m2	117m2
205	2	1	1	1	50m2	17m2	67m2
206	2	2	2	1	76m2	30m2	106m2
301	3	2	2	1	81m2	16m2	97m2
303	3	3	2	1	84m2	23m2	107m2
304	3	2	2	1	80m2	36m2	116m2
306	3	2	2	1	76m2	30m2	106m2
307	3	2	1	1	53m2	17m2	70m2
401	4			1	81m2	16m2	97m2
403	4	3	2	1	84m2	23m2	107m2
404	4	2	2	1	80m2	36m2	116m2
405	4	1	1	1	50m2	17m2	67m2
406	4	2	2	1	76m2	30m2	106m2
407	4	2	1	1	53m2	17m2	70m2
501	5	2	2	1	81m2	16m2	97m2
505	5	1	1	1	50m2	17m2	67m2
506	5	2	2	1	76m2	30m2	106m2
507	5	2	1	1	53m2	17m2	70m2



SCHEDULE OF FINISHES

Entry

- Floor tiles as per kitchen

Living / Dining

- Quality carpet on quality underlay
- Walls painted Dulux natural white on set plasterboard or similar
- Ceiling 2700mm high (approx) set plasterboard with white paint finish
- Cornice selected plasterboard profile
- Trims Gloss white acrylic paint finish
- Selected light fittings, down lights and surface mounted
- Reverse cycle split system Air Conditioning
- Hard wired 240v Smoke Detector

Bedrooms

- Quality carpet and quality underlay
- Walls painted Dulux natural white on set plasterboard or similar
- Ceiling set plasterboard with white paint finish
- Cornice selected plasterboard profile
- Trims Gloss white acrylic paint finish
- Sliding wardrobe doors with aluminium frame and track, mirror or painted panels, overhead shelf and tower with shelving and chrome rail hanging space
- Walk in Robes with regular internal door or slider, overhead shelf and tower with shelving and hanging space
- Selected light fitting, surface mounted
- Reverse cycle split system Air Conditioning to main bedroom

Study Nook (where applicable)

- Laminate joinery
- Laminate bench top



SCHEDULE OF FINISHES

Bathrooms

- Reconstituted quartz based stone bench top, light in colour
- Selected laminate with melamine carcass internally
- Semi recessed ceramic basin or similar
- Single lever polished chrome tap mixer
- Single lever polished chrome shower mixer and shower rose combination
- White vitreous china toilet with dual flush
- 300mm x 300mm ceramic floor tile with matt finish
- White gloss skirting tile and full height around shower with feature tile to 1 wall
- Polished chrome bathroom accessories. Includes towel rail and toilet roll holder
- Sized mirror to fit above basin
- Semi frameless glass shower screen

Kitchen

- Large format porcelain tiles with gloss finish, light in colour
- 2400mm high ceiling. Set plasterboard with white paint finish
- Plaster profile Cornices
- Laminate joinery with white melamine carcass internally
- 20mm reconstituted quartz based stone bench top, light in colour
- Modern laminate finish to kitchen cupboards
- Brushed Aluminium kickboards
- European design stainless steel 600 mm multi function oven
- European design stainless steel four plate cook top
- European design Stainless Steel 600mm slide out range hood with light
- European design Stainless steel 600mm dishwasher
- Stainless Steel Sink bowl and single lever polished chrome mixer
- Tiled Splashback - White gloss glazed rectified 600mm x 300mm
- Selected light fittings, down lights and surface mounted lights



SCHEDULE OF FINISHES

Laundry

- Stainless Steel integrated tub and cabinet unit
- Polished chrome single lever mixer tap
- Large format porcelain tiles with gloss finish, light in colour
- Tiled Splashback - White gloss glazed rectified 600mm x 300mm
- 3.5 kg Dryer

Balcony

- White textured paint finish to soffit
- Large format porcelain floor tiles
- Glass with powder coated aluminium frame balustrade. Or block work rendered and painted where indicated on plan.

General Internal

- Hollow core flush internal doors or cavity sliders where indicated
- Satin chrome lever style door handles
- Powder coated aluminium frames. Silver in colour. Sliding doors set to 2400mm high. Windows vary in height setting
- Living areas and bedroom ceilings approx 2700mm high. Kitchen and bathroom ceilings approximately 2400mm high

Communications

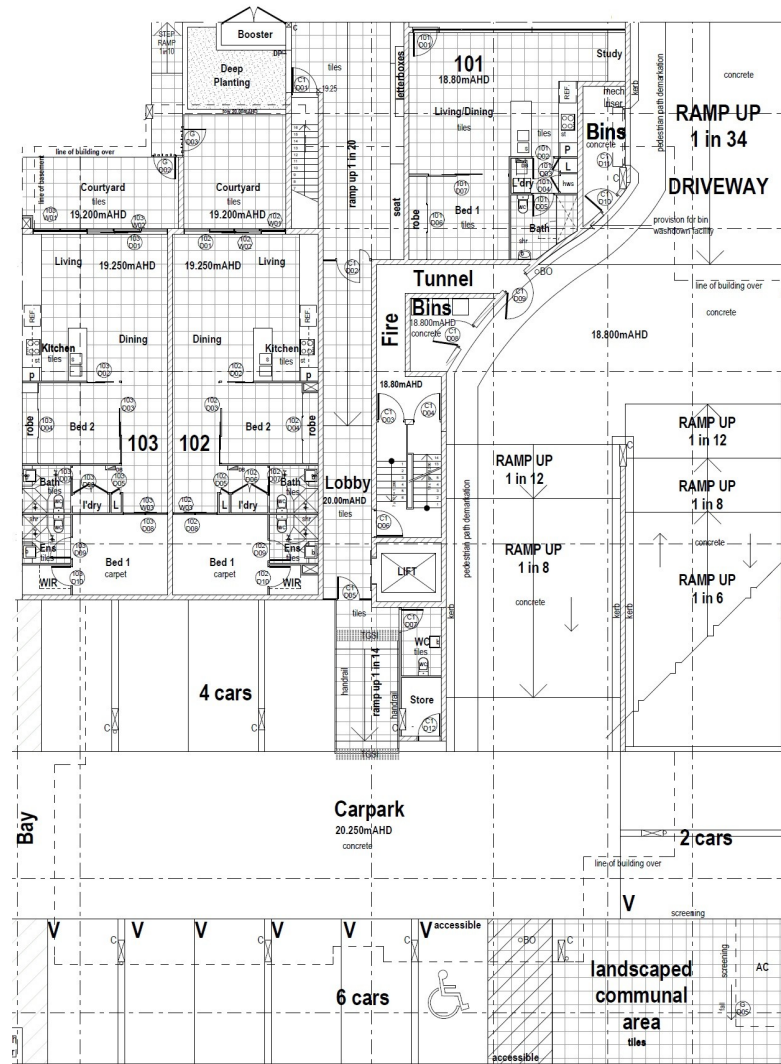
- Audio intercom to all units from secure foyer level
- Free to air television outlets in living room and main bedroom. Provision for pay TV cabling
- Telephone/Internet outlet in living, all bedrooms and study area where applicable

Please note inclusions are subject to alterations. The developer reserves the right to amend any fixtures & fittings on this specification without notice



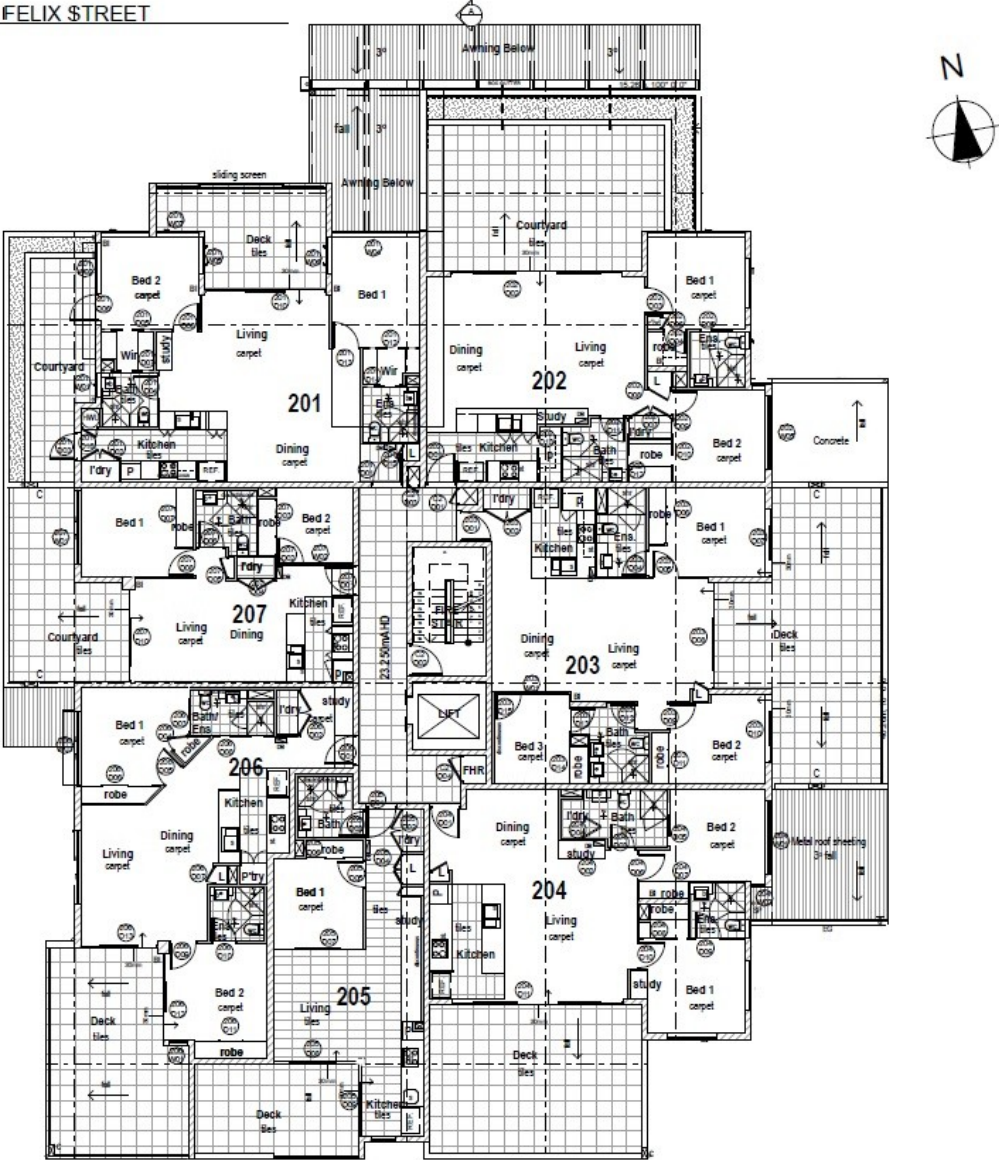
SITE PLAN - LEVEL 1

FELIX STREET



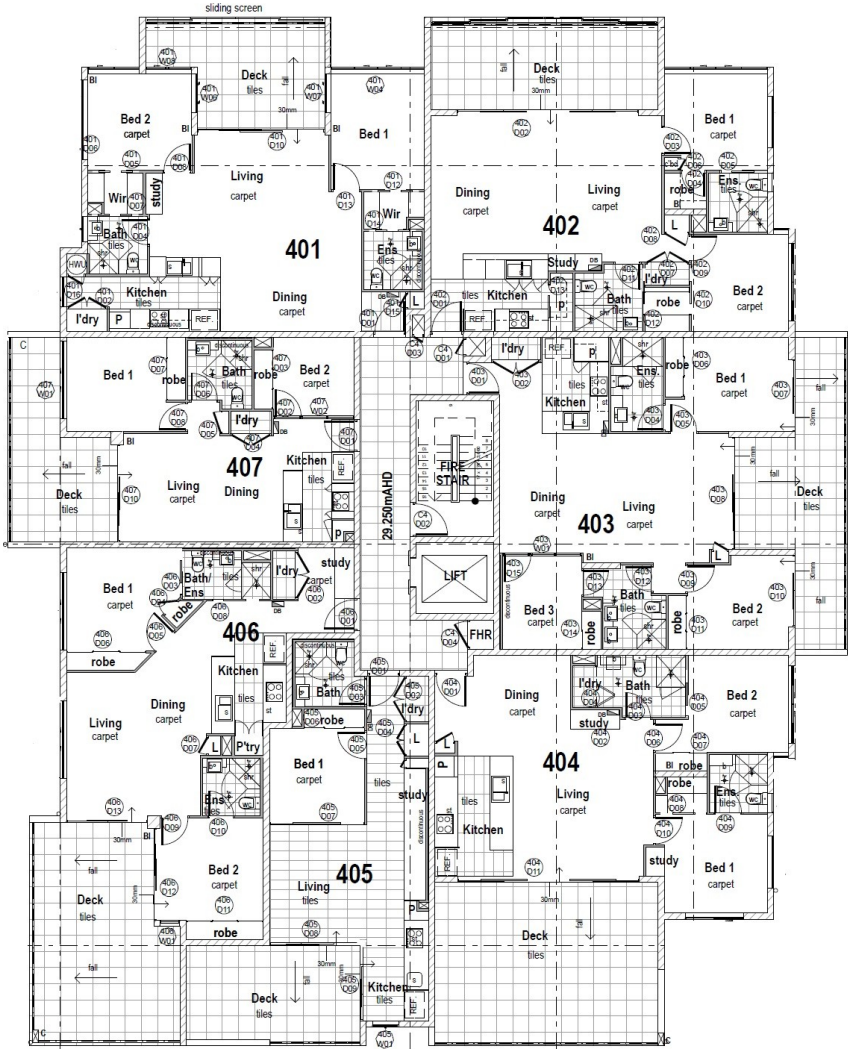
SITE PLAN – LEVEL 2

FELIX STREET



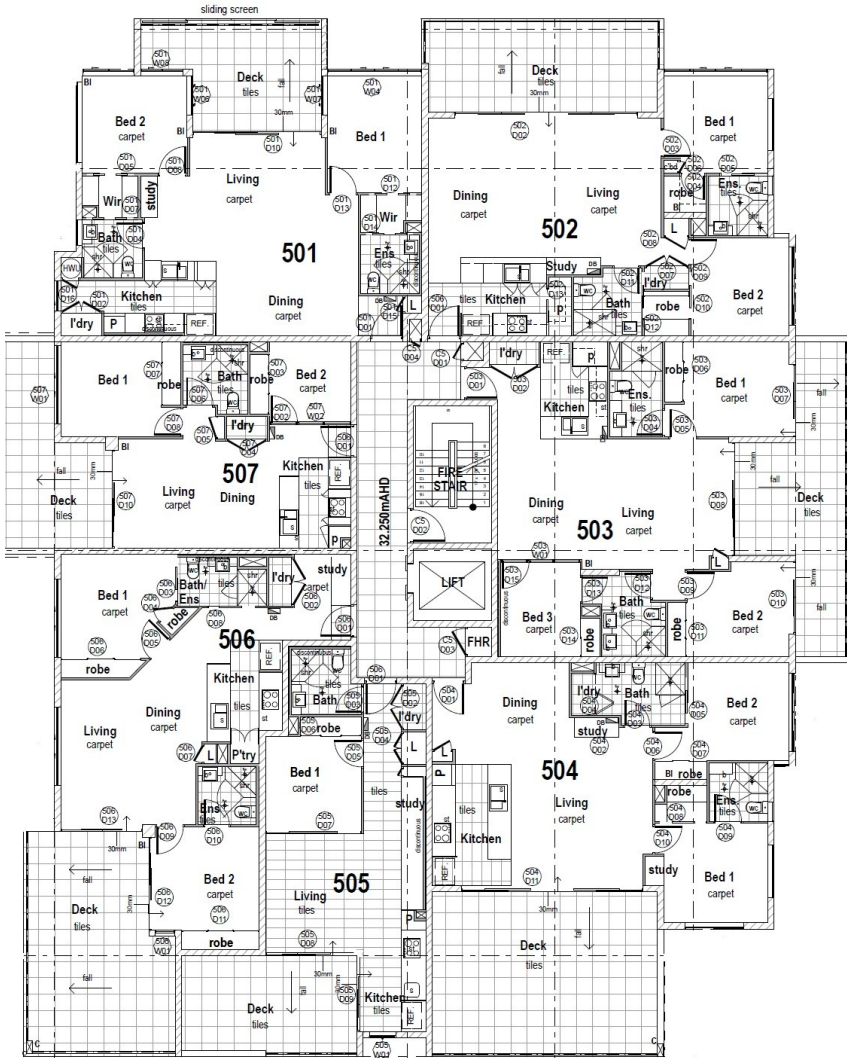
SITE PLAN – LEVEL 4

FELIX STREET



SITE PLAN – LEVEL 5

FELIX STREET



RENTAL APPRAISAL

15th March 2012

Huntbury Pty Ltd
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Attention: Caroline Barry

Ray White

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Circle on Felix – Unit Development – 15 Felix St, Lutwyche – Rental Appraisal

This rental appraisal is based on floor plans and artist impressions supplied plus a schedule of fixtures and fittings. Prices are of the current rental market and an estimate only. Returns would vary at the time of completion and it would also depend on tenant demand and general enquiry at the time.

From observing relevant documentation provided, this development will be finished to a very high standard. Location is excellent and within walking distance to public transport and Centro Lutwyche Shopping Centre. Minutes to CBD, Clem Tunnel/ICB and Royal Brisbane Hospital.

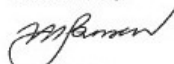
Level 2	Unit 205	1 bed, 1 bath, 1 car	\$320-\$350pw
Level 3-5	Unit 305,504,505	1 bed, 1 bath, 1 car	\$330-\$340pw
Level 2	Unit 201-206	2 bed, 2 bath, 1 car	\$460-\$480pw
Level 3-5	Unit 301-506	2 bed, 2 bath, 1 car	\$470-\$490pw
Level 2	Unit 207	2 bed, 1 bath, 1 car	\$360-\$380pw
Level 3-5	Unit 307,407,507	2 bed, 1 bath, 1 car	\$370-\$400pw
Level 2	Unit 203	3 bed, 2 bath, 1 car	\$520-\$550pw
Level 3-5	Unit 303, 403,503	3 bed, 2 bath, 1 car	\$510-\$540pw

A follow up appraisal would be suggested nearer to a completed stage in the complex.

In conclusion, I hope that the information in this letter is of assistance to you. Should you have any queries, please do not hesitate to contact me direct.

Thankyou for the opportunity to appraise this development and we wish you much success. Look forward to observing the development site and stages.

Yours sincerely
RAY WHITE ASCOT



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It should be noted that:

1. This appraisal is an opinion as at the date the appraisal was made and is subject to change depending on the changing market.
2. The rental appraisal is not a sworn valuation nor can it be relied on as such.
3. The appraisal is only an indication of market value, which can only be determined by the amount a willing tenant is actually prepared to pay for a property.
4. There are a number of imponderable and variable facts and matters which can effect the accuracy of the appraisal of the value given, but not limited to, the following:
 - a) Changes in zoning and planning classifications;
 - b) Changes in Government policy and legislation;
 - c) General state of the economy;
 - d) Local market fluctuations;
 - e) Amount of exposure of the property by advertising and inspection;
 - f) Changes to the property itself or neighbouring properties;
 - g) Changes to amenities in the area;
 - h) Interest rates.
5. This appraisal has been prepared solely for the information of the Lessor and no responsibility is accepted should the appraisal or any part be assumed or incomplete in any way.

Firmwood Pty Ltd
Ray White Ascot
ABN 51 536 228 013

