

INVESTMENT OVERVIEW

Park Lake Residences are a unique waterfront residential project fronting Lake Orr and adjacent to a large park located at Varsity Lakes, the geographic heart of the Gold Coast. Stunning contemporary architecture together with chic designer finishes combine to create an exciting development with expansive views over majestic Lake Orr.

Park Lake's prime location is walking distance to Bond University, the restaurants, cafes, Tavern and shopping of Market Square lifestyle precinct, Varsity Central Business District and local schools.

Park Lake has been designed with the end user in mind and offers a wonderful waterfront lifestyle in a serene, park side environment.

Park Lake comprises 38 spacious 2 bedroom luxury apartments plus an on site Manager in a 3 storey building with security basement car parking. Facilities include a resort style swimming pool, residents bbq, cabana and lush tropical landscaping.

It has been noted in The Matusik Report# that Park Lake represents outstanding value in a waterfront property sector which is in high demand with limited availability.

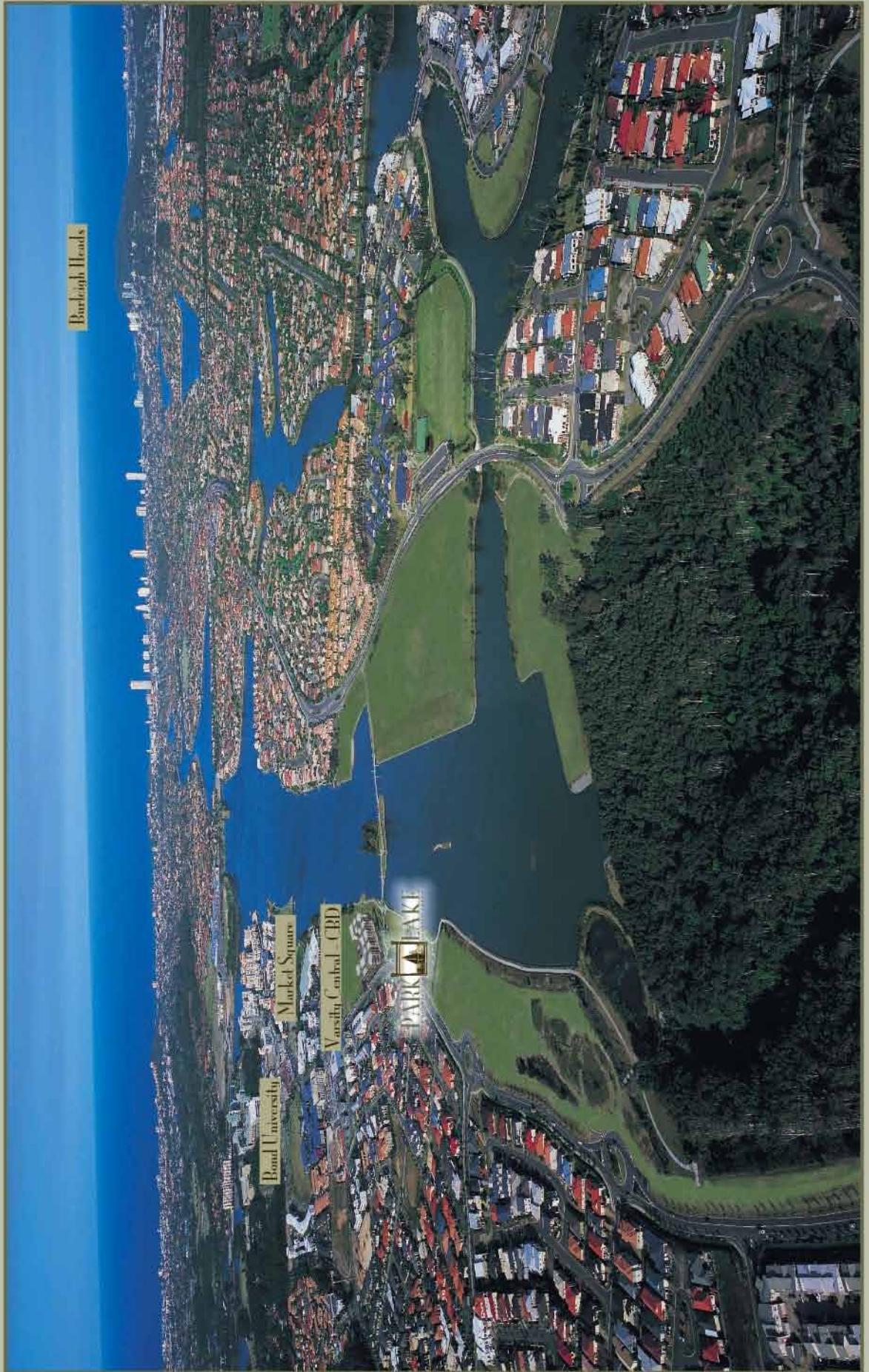
Furthermore, Varsity Lakes enjoys the highest median rents of any Gold Coast suburb, so whichever way you look at it, Park Lake represents a significant lifestyle investment.



Artist impression - Park Lake Residences

PARK LAKE
RESIDENCES
UNIVERSITY LAKES

Waterside living at the heart of the Gold Coast



Aerial view east to Parklake & The Pacific ocean.

PARK LAKE RESIDENCES UNIVERSITY LAKES

Waterside living at the heart of the Gold Coast



Artist's impression - Park lake Residences entrance & facilities



VARSITY LAKES KEY FACTS

SIZE:

Upon completion Varsity Lakes will cover 343 hectares comprising approximately 3,000 dwellings with a population of approximately 7,800. The current population is approximately 6,056.

In addition, there will be a population of 4,500 business owners and employees and up to 150,000sqm of commercial space within Varsity Central.

AWARDS:

- 2007 Winner Presidents Award - Best Australian Master planned Community
- 2006 Winner Queensland State President Award, UDIA Suncorp Awards for Excellence (Queensland Award)
- 2006 Winner Master planned Development Award, UDIA Suncorp Awards for Excellence (Queensland Award)
- 2006 Winner Marketing Excellence Award, Suncorp Awards for Excellence (Queensland Award)
- 2006 National winner 2006 International Property Awards, UK. (International Award)
- 2006 Urban Land Institute Awards For Excellence Finalist Asia Pacific (International Award)
- 2004 Varsity Lakes, Gold Coast City Council Urban Design Award, Master Planned Community (City Award)



RESIDENTIAL

Varsity Lakes has a current residential population of 6,000 residents with the total upon completion reaching 7,800.

RECREATION FACILITIES:

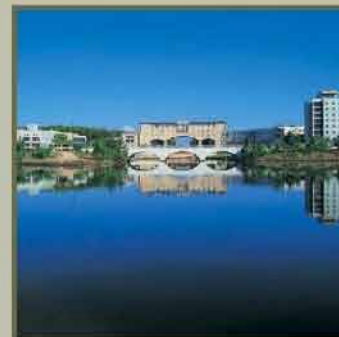
- 80 hectare Lake Orr
- 56 hectares dedicated to open space
- 20 kilometres of scenic walking and bike trails
- Tennis and basketball courts, village playgrounds and parks, beach volleyball and multi purpose indoor sports centre
- Full time Sport and Recreation Manager responsible for fostering regular physical activities for both the residential and business community
- A range of schools - Primary, Secondary and Kindergartens



UNIVERSITY: ACADEMIC

Bond University has a current student population of 3,300, 55% of which are from overseas. Academic staff number around 400 and with students from surrounding institutions, the total tops 8,000.

- Australia's foremost private university
- A singular reputation as the leading institution for commercial law, medical, business and humanities degrees
- 3,300 students (55% international)
- Short term MBA course attendees will require accommodation
- Bond University recently announced an impressive expansion plan





Varsity Lakes Key Facts

The Commercial precinct at Varsity Lakes has over 500 businesses, employing in excess of 3,000 personnel, which could well double in the short term.

- Varsity Central caters for small, medium and larger size businesses, including serviced and home office
- Currently 3000 jobs and over 500 businesses (including home businesses)* have been attracted and created throughout Varsity Lakes. Varsity Central is home to numerous communication and information technology firms and has a growing base of firms in law, finance, education, professional services, general business services, retail and entertainment. Blue chip companies such as IBM, Billabong, Minter Ellison Lawyers, Parsons Brinckerhoff and City Council Engineering call Varsity Central home.
- Businesses have access to world-class broadband and data communication facilities
- Market Square, a \$200 million retail and commercial hub, offers a diverse mix of restaurants, cafes, tavern, offices, convenience stores, lifestyle shops and residential living options.
- Robina Town Centre is located just 3km away.

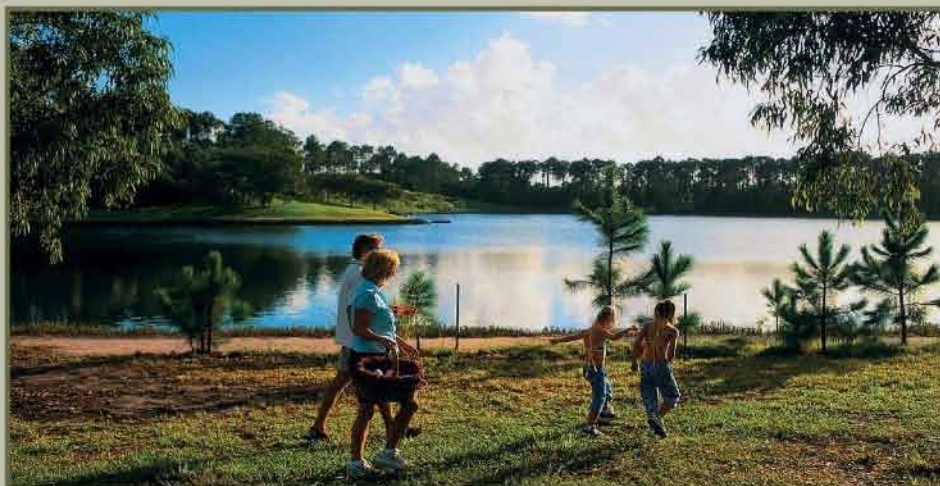


SURROUNDS

The surrounding suburb of Robina is an established community with a bustling town centre and transport hub. The overall suburb population is around 30,000 residents.

TRANSPORT / PROXIMITY:

- Surfside Bus lines run routes 757, 750, 748 through Varsity Lakes
- Centrally located to the M1 Pacific Motorway, Bermuda St, and Christine Avenue
- 7 minutes to North Burleigh Beach
- 2 mins from Robina Town Centre
- 10 mins to Pacific Fair
- 18 mins to Gold Coast Airport
- 60 mins to Brisbane airport and sea port



* Note that a formula has been used to calculate the figures for home based business. This formula is based on an AGB McNair survey's conducted in the late 90's and is considered as being a conservative figure
www.offthepiangoldcoast.com.au

Source: Delfin Lend Lease

Floor Plan - Type A / AR



Floor Plan - Type B / BR



TYPE A / AR

AREAS m ²	Level 1	Level 2	Level 3
Floor	98	98	98
Balcony	67	21	21
Total	165	119	119

TYPE B / BR

AREAS m ²	Level 1	Level 2	Level 3
Floor	107	107	107
Balcony	71	25	25
Total	178	132	132

* Whilst every care has been taken in the preparation of these floor plans, they are indicative. Minor amendments and enhancements to floor plans may be necessary during planning and construction. The apartment furnishing is indicative to illustrate sample layouts.