

pacific lifestyle communiqué

winter 2008

HILTON SURFERS PARADISE HOTEL AND RESIDENCES

a new standard in luxury living

THE ORACLE

making history in Broadbeach

ECONOMIC UPDATE

stay informed with market facts



pacific lifestyle property™

OracleBroadbeach

Visit: www.OracleBroadbeach.com



History is being made in Broadbeach with construction of The Oracle, Broadbeach's premier development.

Overlooking the beach, the stylish residences at The Oracle will offer views from Surfers Paradise in the North to Coolangatta in the South. A world-class shopping/dining precinct will revitalise the CBD and create a new lifestyle precinct below two gracious sculptured towers of 50 levels and 40 levels. The development is spread over a 1.2 hectare CBD block.

Acclaimed builders 'Grocon', now in their third generation, are building The Oracle for Niecon. Grollo's credits include landmarks Eureka, Casino Towers and Rialto Towers in Melbourne, Victoria.



The foundations of Oracle Broadbeach (Tower Two) take shape



The Gold Coast Convention and Exhibition Centre

Economic Update

What's happening in the Gold Coast City?

The economic uncertainty that is affecting our money markets hasn't dampened the Gold Coast's demand for infrastructure development.

Currently underway are some major infrastructure and development projects by both public and private sectors.

A sample of major works includes:

- \$100m international airport terminal expansion
- Approval granted to develop additional 120 retail shops at Pacific Fair Shopping Centre
- Significant expansion of the Gold Coast Convention Centre
- Tugun Bypass, considerably reducing travel time from Gold Coast (South) to Brisbane

Hilton Surfers Paradise

Visit: www.HiltonGoldCoast.com

A standout development during 2008 has been the Hilton Surfers Paradise Hotel and Residences.

A brand new concept for Surfers Paradise the development features:

- Ultra modern architecture inspired by the Pacific Ocean
- Retail emporium with elite designer fashion houses
- World-standard Hilton Hotel Services on request
- Signature restaurant, day spa, club lounge

The two towers will feature 1,2,3 and 4 bedroom residences and the Hilton Hotel Suites. Preliminary construction is underway with extended settlement dates of Mid 2009 (Boulevard Tower) and Mid 2010 (Orchid Tower).

The opportunity to invest in a development of this calibre is extremely rare and certainly will not last with record sales figures already achieved.

The residences at Hilton Surfers Paradise Hotel & Residences, Gold Coast, Australia are not owned, developed or sold by Hilton International Manage LLC or its affiliates. Dolphin Management Pty Limited ACN 117 546 479 uses certain "Hilton" trademarks under a license from Hilton International Manage LLC to Dolphin Management Pty Limited ACN 117 546 479



The Hilton Surfers Paradise is creating a new standard in luxury living



InThePress

Pacific Lifestyle Property directors Luke and Elisa Woollard are often sought for their opinions in the press.

Recent press coverage has included;

- The Financial Review
- Your Investment Property Magazine
- The Australian

You can read these articles and more interesting news on our dedicated Gold Coast property news website PLP Research.

Visit: www.PLPResearch.com

Pacific Lifestyle Property™ property research

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Gold Coast Property News & Research

What Tenants Want
May 05 | Your Investment Property Magazine
Leasing your investment to the wrong tenant can have a huge impact on your bottom line, says Elisa Woollard, co-director and property manager with Pacific Lifestyle Property.

Includes comments by Pacific Lifestyle Property

Online Survey
Do you prefer retail & restaurants incorporated into a development?
Yes (click to vote) 71%
Maybe (click to vote) 14%
No (click to vote) 14%

Surfers Lie For Buyers
27 April 2008 | Australian Financial Review
On Queensland's Gold Coast, it's the apartments in the best locations, either beachfront or in central Surfers Paradise, that are exhibiting the best growth.

Includes comments by Pacific Lifestyle Property

Gold Coast Leads Wave Of New Projects
24 Apr 2008 | The Australian
NEW research has quashed predictions of a Queensland property downturn, with data showing more than \$4 billion of construction planned this year and

The Hilton Hotel and Residences [click here](#)

Interesting facts about the Gold Coast City

WHY INVEST?

The Gold Coast City presents a prime investment opportunity in one of Australia's key growth regions. The skills shortage plus rising infrastructure costs are putting pressure on supply while demand continues to escalate. However due to the 'sub-prime ripple effect', PLP Research believes 2008 will provide investors the chance to acquire prime real estate at yesterdays prices.

POPULATION GROWTH

- Fastest growing regional city in Australia
During 2005-2006 the population swelled by 13,600
- Currently the sixth largest city in Australia

Source: ABS, KPMG

KEY TOURIST DESTINATION

- 9.8 million visitors (2003-2004)
- International Tourism growth 3.5% (12mths to Dec 2007)

Source: Tourism Queensland, Gold Coast City Council

ECONOMIC GROWTH

- Historically the lowest level of unemployment in Queensland at 3.5%
- Queensland leading jobs growth in Australia

Source: OESR

INFRASTRUCTURE

- Leading Exhibition and Convention Centre
- World class casino
- Major shopping centres
- International Airport
- Major arterials linking to Brisbane

WORLD CLASS EVENTS

A wide variety of events and sporting competitions are held on the Gold Coast each year including:

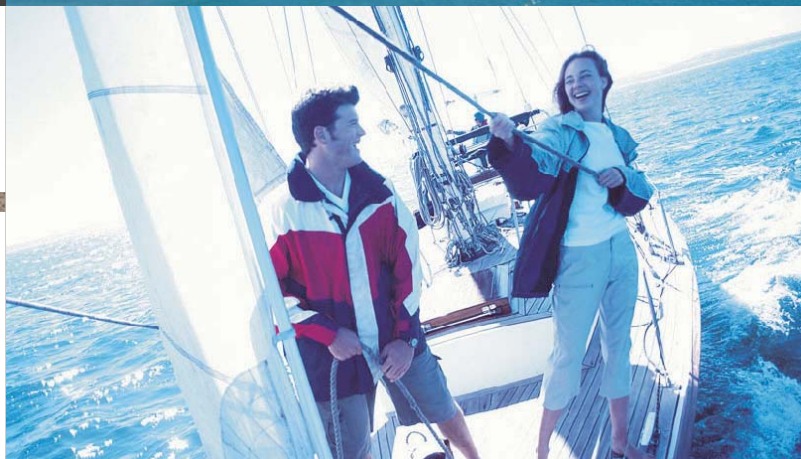
- Lexmark Indy Race
- Sanctuary Cove International Boat Show
- Uncle Tobys Womens Tennis Championship
- World Championship Tour Surfing Competitions

ENVIRONMENT

- Gold Coast City's climate is sub-tropical with 287 days of sunshine annually.
- 70kms of scenic coastline and world class surf beaches
- A large broadwater and five major river systems
- Tropical rainforest with abundant wildlife

Read more Gold Coast City facts on our website;

www.PLProperty.com.au



Questions, Comments, Enquiries?

Pacific Lifestyle Property

ACN 120 746 876

Telephone: 07 5535 5226

Address: Shop 5, 66 Goodwin Tce, Burleigh Heads, Q, 4220

Postal: P.O. Box 401, Burleigh Heads, Q, 4220

Email: sales@plproperty.com.au

www.PLProperty.com.au

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CREDITS

Production: Pacific Lifestyle Property Pty Ltd
Graphic Design: Elisa Woollard
Distribution: Running-On-Time Distro
Advertising Enquiries: Luke Woollard Telephone: (07) 5535 5226

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