

## 1. Location

The suburb of Hamilton is named after Gustavus Hamilton, first innkeeper of the nearby Breakfast Creek Hotel. European settlement dates from the mid 1800's with significant expansion taking place between the late 1800's and the 1920's. The wharves served the sugar and wool industries as Brisbane's main port for over 50 years and in addition to the hundreds of ships that called Hamilton Reach home, it was also the base for several fleets of flying boats between 1938-53.

- In 1923 the first Hamilton wharves were established.
- In 1925 a government cool store was added
- As development for the Port of Brisbane continued, in the 1960's the Hamilton wharves became the main container shipping and general cargo centre
- In the 1980's, the winds of change saw the construction of a deepwater port at Fisherman Island and the gradual relocation of port operations
- As the Port of Brisbane Corporation pursued its strategy to amalgamate port operations to its Fisherman Islands headquarters a unique opportunity arose to open up 2.5kms of riverfront land for unprecedented urban renewal.
- In 2009 a new plan for development was approved that is driving the staged transformation of the Northshore precinct.

Portside Wharf is located in the blue chip Northshore suburb of Hamilton, alongside the picturesque Brisbane River. It is ideally located close to all major amenities:

- 6km from Brisbane CBD
- 9km to the domestic and international airport
- Easy access to the Gateway Motorway for day trips to the Sunshine Coast or Gold Coast
- 15 minutes to Westfield Chermside – one of Brisbane's largest shopping centre
- 300 metres to the City Cat and bus services
- Minutes from private and public schools
- Minutes from the Eagle Farm and Doomben racecourse

## 2. The Site

### Introduction to the master plan and project

Brookfield's \$1.3 billion Portside Wharf is a master-planned urban community comprised of a mixed-use residential and retail precinct located on the Brisbane River at Hamilton, within six kilometres of the CBD.

It is also home to the Brisbane Cruise Terminal (BCT), a purpose built facility that is the first of its kind in Queensland.

Portside Wharf has become the catalyst for the consolidation of change in the ongoing development of Brisbane's riverfront corridor and is the beginning of one of Brisbane's largest urban renewal projects, Hamilton Northshore. Northshore is Brisbane's largest and most exciting urban renewal project covering an area larger than the Brisbane CBD and including greater river frontage than the South Bank and CBD combined.

Brookfield won its bid in 2003 and construction of the Portside Wharf development began in late 2004 with the precinct being opened by the then Premier of Queensland, Mr Peter Beattie in August 2006.

The Portside Wharf precinct currently comprises four premium residential apartment buildings, Infinity, Loft, Flare and Promenade with over 500 residents and over 9000m<sup>2</sup> of integrated retail space.



### 3. Pinnacle

The fifth residential building at Portside Wharf, Pinnacle is designed by the renowned architectural firm of Noel Robinson Architects. Pinnacle will present premium apartments, penthouses and terrace homes of rare status and style, in Hamilton's only true riverfront address.

- The building comprises 168 apartments over 14 levels with many featuring breathtaking river and city views that can never be built out.
- Over 70% of all Pinnacle apartments will showcase this unique location's expansive river views; many will enjoy panoramic city views.
- Pinnacle residences will be wonderfully spacious, with contemporary open plan interiors and generously-sized balconies; the ultimate for easy entertaining
- Offering a choice of two interior design schemes, in elegantly modern light or dark tones, with quality finishes and appliances to complement each.
- Residents and their guests will enjoy the privilege of exclusive access to the building's rooftop terrace with pool, BBQ area and gymnasium
- Residents can relax, with peace of mind of security access to the building and basement parking areas, plus onsite security and on site management
- Step outside the door into one of Brisbane's most vibrant shopping, dining and relaxation destinations including – restaurants, cafes, boutiques, Dendy cinema, IGA supermarket, gym, day spa and more.

#### Apartment mix

Apartment Type	Qty	Aspect/s	Typical Internal & External size (m <sup>2</sup> )
1 bed	25	West / North	58-60
2 bed	111	North / South / East / West	88-98
3 bed +MPR	12	South West	150
Terrace Homes (2 bed over 2 levels)	14	North / South / East / West	92-183
Courtyard Home	1	North	137
Penthouse	5	North / South / East / West	207-241
<b>Total</b>	<b>168</b>		

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## Surrounding amenity and transport

Portside Wharf is only 15 minutes drive from Brisbane CBD and from the Brisbane International and Domestic Airports. Major roads are within close proximity (Gateway Motorway and Inner City Bypass) which means excellent accessibility by road to other parts of Brisbane.

Pinnacle residents also have direct access to a number of amenities: shopping, public transport, parklands, attractions and schools.

### **Car Parking**

As part of Portside Wharf precinct there are 350 public car spaces. Portside Wharf offers the choice of undercover parking or curb side, 24 hours a day, 7 days a week.

### **Public transport**

For residents heading into the city, regular bus routes and the City Cat ferry service make the daily commute convenient. For more information visit the Translink website – [translink.com.au](http://translink.com.au)

#### **Bus**

Route 300 - City 300 (Brisbane Transport)  
Racecourse Rd App Kingsford Smith Dr (310 metre walk) to  
Adelaide Street (Post Office Square)

#### **Train**

Route DBCL - Doomben to Cleveland (QR)  
Doomben Railway Station (1.4km walk) to  
Central Railway Station

#### **Ferry**

Route 1 – City Cat - Apollo Rd to University of Queensland (Brisbane City Council)  
Depart Bretts Wharf Ferry Terminal (200 metres walk from Hercules St) to Riverside Ferry Terminal

### **Parks and Parklands**

- Riverpark – Hamilton Northshore
- Hamilton Park
- Ascot Park
- Newstead park
- New Farm Park

### **Local Attractions**

- Eagle Farm and Doomben racecourses
- Brisbane North Institute of TAFE
- Racecourse Road – Ascot Village

### **Schools**

- St Margaret's College
- Kedron State High School
- Ascot Primary School
- Clayfield College
- St Rita's College

### **Shopping**

- Portside Wharf Plaza
- Centro Toombul Shopping Centre
- Direct Factory Outlet – Number One Airport Drive
- Racecourse Road Shopping Village
- Westfield Chermside Shopping Centre

### **Hospitals**

- Prince Charles Hospital – Chermside
- Royal Brisbane Hospital

## Accessibility to key amenities

Amenity	Name/type	Approximate Travel Time
<b>Shopping</b>	Portside Wharf Plaza	1 minute walk
	Racecourse Road Shops	10 minutes walk
	DFO	10 minutes drive
	Centro Toombul Shopping Centre	10 minutes drive
	Westfield Chermside Shopping Centre	15 minutes drive
<b>Transport</b>	Doomben Train Station	18 minute walk
	Buses, Harbour Road	5 minute walk
	CityCat Ferry, Hamilton	12 minute walk
<b>Parks &amp; Parkland</b>	Riverpark, Hamilton Northshore	5 minute drive 8 minute bike ride 15 minute walk
	Hamilton Park	1 minute walk
	Newstead Park	5 minute drive 10 minute bike ride 30 minute walk
	New Farm Park	10 minutes drive
<b>Schools</b>	St Margaret's	10 minutes drive
	Kedron State High School	15 minutes drive
	Clayfield College	10 minutes drive
	Ascot Primary School	5 minutes drive
<b>Hospitals</b>	Prince Charles Hospital	15 minutes drive
	Royal Brisbane Hospital	15 minutes drive

## 4. Levies

### Pinnacle Strata Levy Estimates

(As at January 2013)

Apartment Type	Per Annum	Per Month	Per Week
Typical 1 bed	\$3563	\$297	\$69
Typical 2 bed	\$4358	\$363	\$84
Typical 3 bed	\$5218	\$435	\$100

## 5. Apartment Rental Estimates

### Pinnacle Apartment Rental Estimates

(As at January 2013)

Apartment Type	Furnished / Unfurnished	Weekly Rental Return
Typical 1 bed	Unfurnished	\$460-\$500
Typical 1 bed	Furnished	\$560-\$620
Typical 2 bed	Unfurnished	\$650-\$750
Typical 2 bed	Furnished	\$750-\$850
Typical 3 bed	Unfurnished	\$1100-\$1200
Typical 3 bed	Furnished	\$1300-1500

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## 6. Environmental Sustainability

The Portside Wharf development integrating Brisbane's first cruise ship terminal with both residential and retail precincts has been designed to incorporate significant initiatives for the management of water and energy.

### Water efficient initiatives

- AAA rated taps and toilets
- Rainwater harvesting
- Water efficient irrigation systems and;
- Native landscaping

### Energy management initiatives

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- The office component achieving a 4 star ABGR energy rating; and
- Tenant lighting power consumption 30 per cent less than BCC Energy Efficiency Code requirements

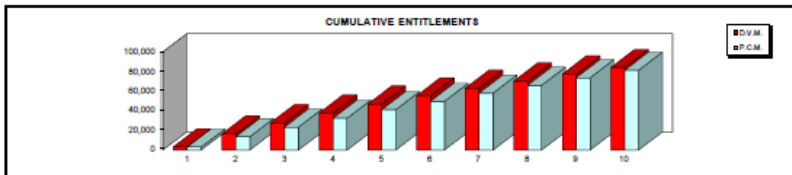
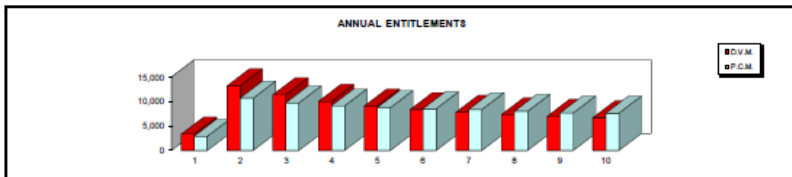
The apartments in Pinnacle will exceed the energy efficiency requirements of the Building Code.



## 7. Depreciation Estimates

The following are depreciation estimates for a typical 1 bed and 2 bed investor type apartment. For further detailed schedules, prospective investors may contact RLB Rider Levett Bucknall directly.

PINNACLE, PORTSIDE WHARF								
ESTIMATE OF CAPITAL ALLOWANCES AND TAX DEPRECIATION								
Typical 1 Bed Unit				PURCHASE PRICE = \$440,000				
YEAR	PRIME COST METHOD				DIMINISHING VALUE METHOD			
First Year Period	Division 40 Allowances Plant	Division 43 Allowances Building	Total Yearly Capital Allowance	Cumulative Capital Allowance	Division 40 Allowances Plant	Division 43 Allowances Building	Total Yearly Capital Allowance	Cumulative Capital Allowance
60	\$	\$	\$	\$	\$	\$	\$	\$
1	2,053	849	2,902	2,902	2,491	849	3,339	3,339
2	5,490	5,162	10,652	13,554	8,004	5,162	13,166	16,506
3	4,532	5,162	9,695	23,249	6,182	5,162	11,344	27,850
4	3,634	5,162	8,797	32,045	4,366	5,162	10,028	37,878
5	3,560	5,162	8,723	41,068	3,894	5,162	9,056	46,934
6	3,327	5,162	8,489	49,557	3,162	5,162	8,324	55,259
7	3,181	5,162	8,343	57,900	2,599	5,162	7,762	63,020
8	2,814	5,162	7,976	65,877	2,159	5,162	7,321	70,341
9	2,479	5,162	7,641	73,518	1,809	5,162	6,971	77,313
10	2,443	5,162	7,606	81,124	1,527	5,162	6,689	84,002
Balance	13,258	159,185	172,443	172,443	10,381	159,185	169,566	169,566
<b>TOTAL</b>	<b>47,072</b>	<b>206,495</b>	<b>253,567</b>		<b>47,072</b>	<b>206,495</b>	<b>253,567</b>	



### NOTES TO PROSPECTIVE PURCHASER

The above tables represent an assessment of Capital Allowances and Tax Depreciation that would normally be available for the Purchase of this Property. The methodology statement contained in the Report preamble forms an essential part of the entire document and must be read in conjunction with the above table.

This assessment of Capital Allowances and Tax Depreciation cannot be submitted to the ATO as a detailed Report because it is an ESTIMATE ONLY and does not meet the ATO's criteria apropos the final settlement details and construction cost pertinent to the individual purchase. Please contact Rider Levett Bucknall in Brisbane on (07) 3009 6933, in order to request the Final Detailed Capital Allowances and Tax Depreciation Report for submission to the ATO.

RLB Rider Levett Bucknall

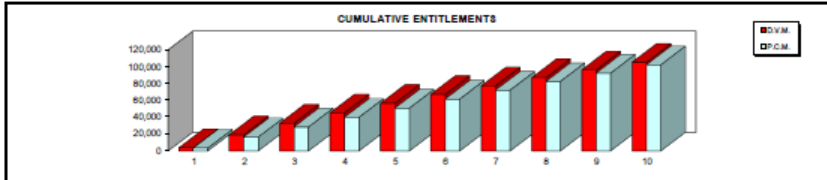
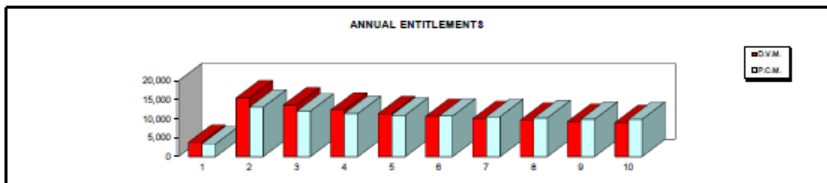
## PINNACLE, PORTSIDE WHARF

### ESTIMATE OF CAPITAL ALLOWANCES AND TAX DEPRECIATION

**Typical 2 Bed Unit**

**PURCHASE PRICE = \$565,000**

YEAR	PRIME COST METHOD				DIMINISHING VALUE METHOD			
First Year Period	Division 40 Allowances Plant	Division 43 Allowances Building	Total Yearly Capital Allowance	Cumulative Capital Allowance	Division 40 Allowances Plant	Division 43 Allowances Building	Total Yearly Capital Allowance	Cumulative Capital Allowance
60	\$	\$	\$	\$	\$	\$	\$	\$
1	2,150	1,228	3,387	3,387	2,585	1,228	3,813	3,813
2	5,594	7,469	13,063	16,450	8,043	7,469	15,513	19,326
3	4,593	7,469	12,062	28,483	6,187	7,469	13,656	32,982
4	3,518	7,469	11,398	39,870	4,856	7,469	12,325	45,307
5	3,516	7,469	10,985	50,855	3,880	7,469	11,350	56,657
6	3,204	7,469	10,733	61,589	3,150	7,469	10,619	67,276
7	3,107	7,469	10,576	72,165	2,591	7,469	10,060	77,336
8	2,754	7,469	10,223	82,388	2,156	7,469	9,625	86,962
9	2,436	7,469	9,905	92,293	1,811	7,469	9,280	96,241
10	2,398	7,469	9,867	102,160	1,533	7,469	9,002	105,244
Balance	13,952	230,321	244,273	244,273	10,869	230,321	241,190	241,190
TOTAL	47,661	298,772	346,433		47,661	298,772	346,433	



#### NOTES TO PROSPECTIVE PURCHASER

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RLB | Rider Levett Bucknall

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## 8. Sales Process

### Pinnacle Apartments Contract Process for External Agents.

1. Agency requests and completes PAMD22A for authority to market and sell Pinnacle Apartments
2. Agency schedules an onsite team briefing to provide overview on Portside Wharf and Pinnacle Apartments
3. BRP provide Agency with Agent Portal access to online fact sheets, investment report, images, floor plans, and brochure
4. BRP provide Agency with co-branded eDM (electronic direct mail) for distribution to client database to generate registrations/leads
5. Agency provides BRP with registration details to verify not already registered on BRP database
6. BRP confirms status and if not already registered will notate Agency's details in Salesforce against registered buyer
7. BRP makes contact with registered buyer to discuss and qualify buying requirements.
8. BRP schedules a personal Pinnacle Presentation at which time floor plans, schedule of finishes and estimate pricing will be discussed together with VIP Launch process.
9. BRP provides buyer with preferred floor plans, brochure & EOI form
10. Buyer completes EOI form and transfers holding deposit to Gadens Solicitors
11. BRP confirm deposit and EOI details with buyer and confirms time at VIP Launch
12. Buyer attends VIP Launch at confirmed time, runs through the Pinnacle sales track, is provided with availability & confirmed pricing for their 1<sup>st</sup>, 2<sup>nd</sup> or 3<sup>rd</sup> apartment preference. Buyer confirms their apartment (based off the availability and pricing provided by BRP) colour scheme preference and intention to sign contract.
13. BRP escorts buyer to signing table whereby a contract of sale is executed
14. BRP makes preparations for a copy of the signed Contract of Sale to be sent to the buyers solicitor
15. A 5 business day cooling off period commences once the buyers solicitor receives the contract. On expiry of the cooling off the Contract of Sale becomes unconditional and binding.
16. BRP informs Agency of Contract status
17. Agency provides invoice to BRP for fee
18. BRP process invoice and payment as per terms and conditions of the PAMD22A.
19. BRP remain in contact with the purchaser over the duration of the selling campaign and construction periods providing periodic progress updates.
20. At practical completion, BRP call for settlement as per the Contract of Sale.
21. When the purchaser settles in accordance with the Contract of Sale, the property transaction is complete and the Agency invoices BRP for the remaining fee as per the terms and conditions of the PAMD22A.

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## 9. Marketing

### Portside Wharf Website

Whilst Brookfield has its own individual website <http://www.au.brookfield.com/>, each residential project features its own project micro site. Portside Wharf's url is [www.portsidewharf.com.au](http://www.portsidewharf.com.au),

The site showcases the entire offering of Portside Wharf – including residential, retail and the Brisbane Cruise Terminal. The residential component of the site provides a full overview of the project including:

- Project overview
- Sample of indicative floor plans
- Location overview and map
- Register your interest tab
- Agent portal
- CGI's/photographs
- Fly-through
- Progress update
- View lines

In addition to the project micro sites, individual projects also develop landing pages which are fundamental in assisting in enquiry collection throughout retail campaigns. The purpose of the landing page is not to provide a thorough overview of the project, rather to act as a teaser and provide a registration feature to allow the customer to find out more.

### Agent Portal

The agent portal is conveniently located on the Portside Wharf website. All agents will be given access to the portal once the PAMD22A is completed.

The log in details are:

Username: pinnacle

Password: on request

### Marketing

There is a Project Marketing Manager dedicated to the marketing of Portside Wharf. The Project Marketing Manager is ultimately responsible for all marketing requirements of each residential project in consultation with the greater project team.

This includes:

- Developing the marketing strategy and plan
- Management of the marketing mix
- Developing tactical retail campaigns
- Managing stakeholders
- Measuring success
- Managing budgets
- Ensuring timely delivery
- Developing guidelines

- Brand development and maintenance

### **realestate.com.au**

Agencies are encouraged to promote Pinnacle apartments through Realestate.com.au under their brand to attract leads directly. Should this appeal to your organisation please contact BRP Marketing Manager to seek advertising elements and approval.

### **Agent EDM activity**

As part of our ongoing marketing activity non-branded eDM's (electronic direct mail) will be created and available for distribution to the Agency's buyer database to generate registrations under the Agency's brand. These will be available upon request.

### **PR**

A comprehensive public relations strategy designed to ensure maximum media exposure in the market is produced for each project in addition to the corporate marketing strategy.

The project media campaign will focus on the following elements to build desirability, credibility and awareness;

- Communication of project
- Project design elements
- Sustainability
- Architectural involvement and history
- Industry commentary
- Development approval
- General property profiles
- Master plan vision
- Trends and research relating to the product
- Sales success of the private launch
- Public launch event (both pre and post)
- Development specifics
- Apartment display and/or display centre
- Construction launch and updates
- Lifestyle in the location and new retailers, cafes, restaurants etc
- Investment opportunity
- Purchasers of note
- Buyer profiles
- Completion
- Awards

### **Media Policy**

Brookfield Residential Properties has a national media relations policy designed to stimulate positive media coverage which enhances our corporate profile and supports project sales as well as effectively manage any controversy in the public arena.

The policy applies to all Brookfield Residential properties staff across Australia and must be referred to where strategies developed and activities conducted by the Company are deemed to have a marketing or promotional intent or a media relations component.

## 10. Frequently Asked Questions

### Portside Wharf Masterplan

Questions	Answers
What assurance do I have for the developers to complete the project?	<p>Brookfield is a large development and construction company with a substantial track record of completing some of Australia's largest and most complex projects.</p> <p>The programme for development of the Building 5 site will be subject to the land owner.</p>
Expected timeframe for the full Portside Wharf masterplan to be operational	<p>The developer currently expects the full development to be complete by 2018. Timing for completion is subject to many factors such as market demand and the economy. The developer cannot therefore guarantee completion of the development by any set time period.</p>
Can we get built out or lose our views?	<p>The adjoining sites have been fully developed with the exception of the Building 5 site, which has received a Development Approval.</p>
What takes place at the adjacent operating port?	<p>Brookfield owns the land adjoining the Portside Wharf development (to the east) and apart from cruise terminal associated activities, no other port operations currently take place. A masterplan has been approved for this site and this can be viewed on the ULDA's website: <a href="http://www.ulda.qld.gov.au">www.ulda.qld.gov.au</a></p>
Where are the boundaries of the buildings?	<p>The building lot boundaries are defined by volumetric plans registered with Department of Natural Resources &amp; Mining.</p>
What is the building / staging of the development?	<p>Stage 3 comprises Pinnacle and Building 5. All other stages of Portside Wharf are complete.</p>
What projects has the developer done in the past?	<p>Infinity, Loft, Flare and Promenade at Portside Wharf, Ellington at Teneriffe, Cotton Beach at Casuarina. Additionally, Brookfield has either developed or constructed a number of prominent buildings including Suncorp Stadium, Riparian Plaza, King Street Wharf, The Wharf at Woolloomooloo and others too numerous to mention.</p>
How large is the Pinnacle site?	<p>The footprint of the proposed residential volumetric lot is 2,118 sq m</p>
Where can I inspect completed product from this developer?	<p>Promenade is now complete and can be inspected by scheduling a time with the sales team by calling (07) 3630 1666 or visiting the Sales Office</p>
What retail tenancies are at Portside?	<p>Current retail offerings include:</p> <ul style="list-style-type: none"> <li>• Cinema</li> <li>• Cafes</li> </ul>

	<ul style="list-style-type: none"> <li>• Restaurants</li> <li>• Grocery store</li> <li>• Boutique retail</li> <li>• Ice Creamery</li> <li>• Function Centre</li> <li>• Gymnasium</li> <li>• Barber</li> </ul> <p>Future retail offerings will be consistent and complementary to the above.</p>
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## Contract

Questions	Answers
<b>General</b>	Refer also to the Sales Contract procedure
<b>What type of deposit payment is acceptable?</b>	Cash, Bank Cheque, Bank Guarantee and Personal Cheques are acceptable forms of deposit.
<b>Where is my deposit invested and what return can I expect on it?</b>	Deposits will be held in the trust account of HWL Ebsworth Lawyers in accordance with the Land Sales Act 1984. Once you provide your tax file number(s) and pay the full deposit it will be invested in an interest bearing bank account by HWL Ebsworth Lawyers. You will be entitled to the interest upon settlement of your apartment. No particular level of return is guaranteed as the interest rate will be variable.
<b>When do I settle on the apartment?</b>	Apartments will be able to be settled upon when the developer has completed the construction of the apartment building and a separate title is issued to the apartment. The developer's solicitor will notify the purchaser's solicitor at the relevant time. Additionally, the developer will be issuing newsletters to update purchasers on the progress of construction of the development.
<b>If I withdraw before my Contract of Sale is unconditional, will my deposit be refunded?</b>	Yes in certain circumstances (for example, if the Purchaser withdraws during the cooling off period). The Purchaser will not be entitled to a refund of the deposit if it does not comply with its obligations under the Contract. The Purchaser should obtain its own independent legal advice.
<b>Can I purchase if I am not an Australian Citizen?</b>	Individual purchasers can obtain their own FIRB approval (Gadens Lawyers can apply for this approval on behalf of purchasers). The developer cannot guarantee that the purchaser's individual circumstances will entitle them to FIRB approval.

## Facilities

Questions	Answers
What communal facilities will there be?	There will be exclusive residents' facilities at the roof level including BBQ, gymnasium and lap pool.
What sort of landscaping will there be around the building?	The landscaping masterplan shows the design intent. The landscaping in stage two will be similar and complementary to the existing landscaping treatments already present.
Are there any bicycle racks?	Bicycle racks will be provided for public use in the public areas. Buyers who have purchased a storage cage at the car park level can use this for bicycle storage.
Will concessional rates of membership be applicable to the retail gym within Portside Wharf?	No agreement is in place with the commercial Gym operator. Pinnacle will include an exclusive gym for residents' use at roof level.

## Car Parking/Storage

Questions	Answers
Is the car park on the title?	Residents' car parks are located on common property in an exclusive secure zone under Pinnacle, and are allocated to Buyers in the Community Management Statement as "exclusive use" areas.
What provisions are made for visitor car parking?	Visitor parking is provided as part of the public car park requirement in accordance with the Development Permit issued by the Determining Authority.
What storage facilities will I have?	Refer to the contract of sale for car park allocation. Storage enclosures at the car park level are available for purchase.
Is it possible to enclose my car space/spaces?	Refer to the Body Corporate by-laws contained within the disclosure statement.



## Security

Questions	Answers
What security management is in place?	The precinct is under 24 hour CCTV coverage. In addition, there is a manned security presence during the week and on ship days between certain hours (currently between 4pm and 9am, 24 hours on weekends)
Will the public have access to the building?	Only residents' guests will be permitted entry. Access is managed using an access control system and visitor intercom.
What security features will the Building have?	<p>Access to the car park will be controlled using a proprietary access control system where a proximity card/fob is presented at a reader to allow the roller shutter to raise.</p> <p>The foyer entry is controlled using a proprietary access control system where a proximity card/fob is presented at a reader to allow the doors to open.</p> <p>There is also an intercom at the foyer entry allowing resident to let their guests in via the access control system</p>

## Environmental

Questions	Answers
Are there any noise, dust or traffic issues?	The requirements of the local authority in relation to noise and dust and traffic are and will be complied with.
Can the development be affected by flood?	<p>The buildings have been designed with habitable floor levels above the 100 year Average Recurrence Interval level for the Brisbane River. Portside Wharf was not affected by the floods of 2011 and 2013. The site is not contained in the BCC estimated Brisbane River flood extent plan.</p> <p>The purchaser is to rely on their own legal advice with regards to flood levels.</p>
What sustainability features does the building have?	Refer to section 4 of document.
How does the airport impact on the area – flight paths etc? What impact will new runways have on noise levels to Portside residents?	The apartment designs have taken into consideration existing and proposed runways. The requirements of the authorities are complied with.
What design features are incorporated within the apartments to assist with noise control from ships, aircraft etc?	Masonry, balustrade and glazing are considered when assessing the impact of background noise. Depending on their location, the glazing as been designed with sound attenuation in mind in order to comply with the authority's requirements.

<b>What constraints will be exercised over noise levels from retail operators late in the evening?</b>	The retailers are subject to Council conditions relating to evening noise.
<b>What building management systems will operate within Pinnacle for removal of refuse waste and recycling?</b>	General residential waste will be collected via the garbage chute in bulk bins at the car park level and moved by management to the waste storage area. Recycled waste bins will be located on each floor. Collection times will be determined by City Waste

## Building and Construction

Questions	Answers
<b>Will the building comply with the Building Code of Australia?</b>	The Building is required by law to comply with the BCA.
<b>What system of air-conditioning do the apartments have?</b>	Ducted a/c with remote condensers.
<b>What disruption will be caused to residents with lift usage by retail operators?</b>	The lifts are for the use of residents and their guests only.
<b>How will retail supplies be delivered to retail tenancy on ground level of Pinnacle?</b>	Via the loading bay in the plaza.
<b>Once I have chosen the colour scheme for my apartment, can it be changed?</b>	Once the scheme is chosen, there is no opportunity to change.

## Body Corporate

Questions	Answers
<b>What are the Body Corporate Administration and sinking fund fees and what do they include?</b>	These are described in the Disclosure statements.
<b>What is the Body Corporate Structure?</b>	These are described in the Disclosure statements.
<b>What happens to the levies if later stages do not go ahead?</b>	These are described in the Disclosure statements.
<b>Who are the insurers? How much is it?</b>	The insurances are determined at the 1 <sup>st</sup> meeting of the Body Corporate on completion.
<b>Who will manage the building?</b>	The Developer will tender these services closer to completion. Portside Property Services currently manage the other buildings in Portside Wharf.
<b>What are the terms of the caretaking and letting arrangements?</b>	The draft caretaking agreement and the letting agreement are contained in the disclosure statement. Short term letting is not allowed.
<b>Can I make renovations to the apartment after settlement?</b>	The Body Corporate By-Laws which are attached to the Disclosure Statement include the requirements for and conditions of obtaining Body Corporate approval.

	Additionally, Purchasers will need to comply with Local Authority requirements.
<b>What restrictions are in place to stop individual owners changing or adding to the building?</b>	There are authority restrictions in the development permit and Body Corporate by-laws that place restrictions on the owners changing or adding to the building.
<b>Are pets allowed?</b>	A domestic dog or cat under 6kgs are permitted. Refer to the Body Corporate by-laws in the disclosure statement for details.

## Apartment Letting

Questions	Answers
<b>Can I manage the apartment letting myself?</b>	Yes. However, there may be commercial benefit in allowing the apartment letting to be managed by the adopted Building Manager
<b>What involvement will the developer have to ensure my apartment is rented out at completion?</b>	The developer will have no involvement with the letting of the apartments. If the Purchaser chooses, the Building Manager can take responsibility for the letting.
<b>How well will the apartments rent?</b>	This is a matter between the owner and the Building Manager or tenant if you wish to control the letting of your apartment.
<b>What impact will any surplus supply of apartments within Northshore Hamilton have on investment growth within Portside Wharf?</b>	We are unable to speculate on this – the purchaser will need to rely on their own advice.

## Cruise Terminal

Questions	Answers
<b>How long and often will ships be at the terminal?</b>	The Cruise shipping schedule is located on the Portside Wharf Web site. Ship turnaround is usually within a 24 hour period.
<b>At what time can we expect Ocean Liners horns to blow?</b>	As protocol, the shipoperators have been requested not to sound the ship horn. If it does sound however, this is usually on departure in the afternoon.
<b>Are there any health issues with equipment used on the ocean liners?</b>	The Cruise Ship activity complies with all relevant laws.
<b>How will car parking be affected when there are cruise liners at the terminal?</b>	Dedicated parking for the Cruise Ship is provided on the adjoining site.

## Locality

Questions	Answers
What public transport is available?	<p>The City Cat ferry service is accessible (even when a ship is in) through the public walkway from Portside past Bretts Wharf to the Kingsford Smith Drive ferry terminal.</p> <p>Regular bus services operate on Kingsford Smith Drive and Racecourse Road. The locality is also serviced by the Pinkenba Rail Line with the Ascot and Doomben Railway Stations close by. Time tables are available at: <a href="http://www.transinfo.com.au">www.transinfo.com.au</a></p>
Where are nearby shopping facilities, schools and banks?	<p>Nearby shopping facilities include Racecourse Road, Toombul Centro and Westfield Chermshire; ; both private and public schools are contained within a 5km radius; banking facilities are offered in Racecourse Road and Toombul Centro.</p> <p>Refer to section 2 of this document.</p>
What infrastructure is planned for road systems and traffic created by population growth in the immediate area?	<p>All enquiries regarding the masterplan should be directed to Economic Development Queensland or visit their website: <a href="http://www.northshorehamilton.com.au/">http://www.northshorehamilton.com.au/</a>.</p>
How do I get membership to the local golf club and turf club?	<p>The Royal Queensland Golf Club and The Brisbane Amateur Turf Club invite private membership. Applications must be independently sourced and lodged through their respective Administration Offices.</p>

## Future Planning

Questions	Answers
Will Brookfield be involved in projects within Northshore Hamilton?	<p>Apart from the land adjoining the Portside Wharf development (to the east), ownership of the Hamilton Northshore area is varied. Most land is controlled by the State through the ULDA. State government policy usually requires the sale of these sites through a tender process.</p>
Will levels change in the future regarding Loft & the Primary Cruise Terminal Bldg to impact on view lines from Pinnacle?	<p>Loft and the Terminal Building are not designed to take further floors nor do the present planning regulations allow the size of these buildings to increase. However the purchaser should obtain their own legal advice in relation to this..</p>
Is the Cruise Terminal Building, a permanent or temporary structure?	<p>Currently it is intended to be temporary. However, the developers plans may change over time to reflect operational requirements and efficiencies.</p>
Is there a Northshore Hamilton Masterplan diagram available?	<p>All enquiries regarding the masterplan should be directed to Economic Development Queensland. or visit their website:</p>

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<http://www.northshorehamilton.com.au/>