BINNA BURRA MANAGEMENT PTY LTD
PO BOX 1307
CAPALABA QLD 4157

Attention: Mr Wayne Harris

Dear Wayne

Please find below a status update of the Binna Burra project.

1. Site Condition report
    a. The entry area comprising lots 1501 – 1505 and the road reserve areas is in a neat condition with Steve mowing & brush-cutting on a regular basis. With the opportunity to sell lots we will focus a little more in this area and on the adjoining lot.

    b. The main development site whilst in reasonable condition overall will require a further slash in some areas so that mower maintenance can be continued during the cooler months.

c. The nursery is now mostly devoid of stock – at approx. 20% capacity. This will continue to drop as we plant stock on the site proper without undertaking any further seed propagation work. The nursery is being cleaned in preparation of sale of the lot.

d. The rainforest track is driveable to the forest floor via track 1. Track 2 is not an option at this stage with the high volume rains encountered during the end of summer have caused further landslides. Machinery will be required to make this track driveable when that time arises.

2. Adjoining lots.
    a. The adjoining lots 2, 10 and 31 (Owned by others) does not form part of our development proposals.
    b. Lot 2 has been sold to the adjoining neighbour.
    c. Lot 10 is currently on the market.
    d. Lot 31 (current office & nursery site) is also now listed for sale.
3. Development Progress
    a. The site has been provided to a number of external sources for consideration with no offers arising. This has included several developers and sales agents with the theme as previously is that it is a unique site.
    b. Lack of capital and 'free' time hinders progress but nonetheless we continue to move forward. The rate of progress should accelerate in the coming months.
    c. Lots 1501 – 1505 are unencumbered lots within a subsidiary community title scheme.
    d. Lot 1501 (753 sqm) has been reserved for the convenience, café, and future offices site.
    e. Lot 1502 is the prior studio display and has been reserved for display and sales office needs.
    f. Lots 1503 – 1505 are currently being assessed for sale as house and land package.
    g. Negotiations are proceeding with Arkistruct / 2nd Space for standard product to site on the space. Based on a preliminary site evaluation last week it would appear three viable options exist using standard offerings. We will now need to confirm further with them and commit to a process to finalise costings for the site. This commitment will be in the order of $5,000 and 3-6 weeks work. We have other options should this prove unworkable and, time permitting, we may explore these in parallel.
    h. On acceptance of the above we are in a position to establish a proper real estate marketing website. The website would be established on a staged basis commencing with a landing page type offering. Upgrading will occur as the staging of the project moves forward. The current website and brochure lack appeal when compared to the expected market standards currently in vogue.
    i. To provide the marketing material – new brochure, renders, floor plan illustrations will take a further 4 - 6 weeks and cost in the vicinity of $6,000.
    j. Once these materials are available we will move in to the marketplace with agent, advertising and direct promotion. Fees will apply but we can maximise our projection carefully selecting the media.
4. There have been no joint venture discussions since our last update.

5. Insurances have recently been renewed and will remain current till 14/3/19.
6. Comparison data from Binna Burra Sky Lodges reinforces the potential for our site. The lodges were all sold at high rates, with an interesting return structure mandated, and are marketed for rental at well above standard room rates. See below.

Select Language

BINNABURRALODGE
LAMINGTON NATIONAL PARK | QUEENSLAND | AUSTRALIA

Binna Burra Lodge
Binna Burra Road, Beechmont, Queensland, 4211

★★★★

Arrival	Adults per Rooms and Apartments	Children per Rooms and Apartments	Number of Rooms and Apartments	Currency	Promo Code
Mon 28/05/2018	2	0	1	Australian Dollar (AUD)	

Rooms and Apartments	Mon 28 May	Tue 29 May	Wed 30 May	Thu 31 May	Fri 1 Jun	Sat 2 Jun	Sun 3 Jun	Mon 4 Jun	Tue 5 Jun	Wed 6 Jun	Thu 7 Jun	Fri 8 Jun	Sat 9 Jun	Sun 10 Jun	Show all
Sky Lodge 1-Bedroom Apartment Stay 3 and Pay for 2	$349	SOLD	FREE	$349	SOLD	SOLD	$349	$349	$349	$349	$349	SOLD	SOLD	SOLD	Please tick nights
Sky Lodge 2-Bedroom Apartment Stay 3 and Pay for 2	$499	$499	FREE	$499	SOLD	SOLD	$499	$499	$499	$499	$499	SOLD	SOLD	$499	Please tick nights
Sky Lodge 3-Bedroom Apartment Stay 3 and Pay for 2	$649	$649	FREE	$649	SOLD	SOLD	$649	$649	$649	$649	$649	SOLD	SOLD	$649	Please tick nights
Acacia Room with Breakfast	$129	$129	SOLD	SOLD	$209	SOLD	$129	SOLD	SOLD	$129	$129	SOLD	SOLD	SOLD	Please tick nights
Acacia Room with Breakfast and Dinner	$189	$189	SOLD	SOLD	$293	SOLD	$189	SOLD	SOLD	$189	$189	SOLD	SOLD	SOLD	Please tick nights
Campsite - Drive on (powered)	$35	$35	$35	$35	$35	SOLD	$35	$35	$35	$35	$35	$35	SOLD	$35	Please tick nights

Unfortunately, progress is not as we would have anticipated or preferred for various reasons.

Land and building prices in the area support retention of the project values as they stand on a historical cost basis.

Based on market responses to the site as a whole to date, it is clear the way forward to achieve optimal return, particularly given the current activity in the region, is to increase our efforts to get some further exposure and momentum in the project, stage by stage or in its entirety.

All “expert” advices to date are that some visible product will generate that market interest. I personally will be spending as much time is possible in the coming weeks to get us through the proposed phases as quickly as possible. Once properly at market the options moving forward will become more definitive and decisive.

Yours faithfully

Tony Frampton
Director

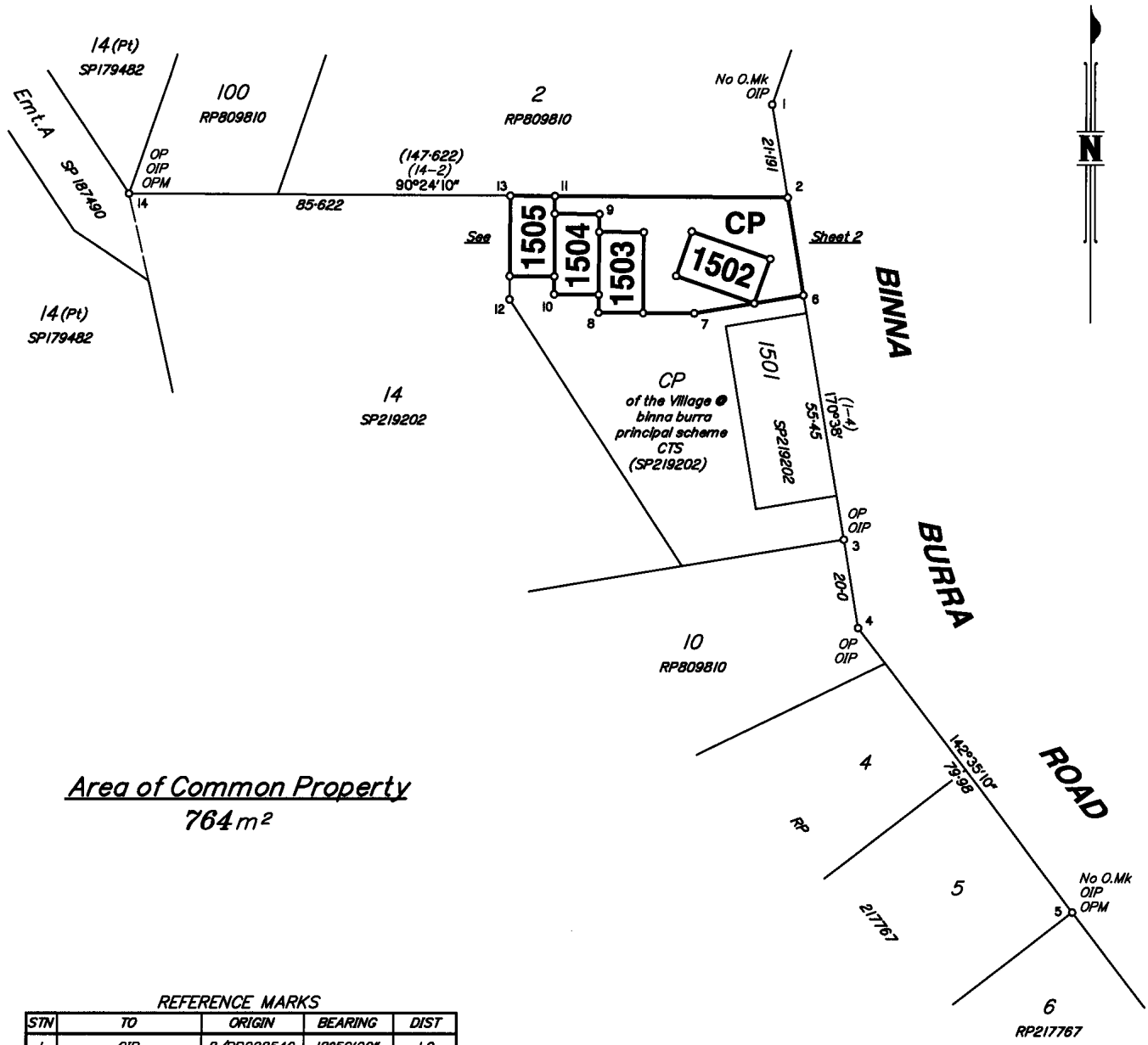
Land Title Act 1994; Land Act 1994
Form 21 Version 3

SURVEY PLAN

Sheet 1 of 2

Peg placed at all new & original corners unless otherwise stated.

For clarity purposes 'CP' denotes Common Property



Area of Common Property
764 m²

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	OIP	8/RP228549	18°59'20"	1·0
2	OIP	4/RP809810	270°24'20"	0·5
2	OIP	5/SP179482	124°58'30"	20·59
3	OIP	4/SP179482	81°26'45"	1·007
4	OIP	16/RP217767	66°36'35"	1·0
5	OIP	13/RP217767	52°35'10"	1·0
12	OIP	9/SP219202	337°56'30"	2·685
13	OIP	10/SP219202	214°02'	1·489
14	OIP	17/RP207052	260°17'	0·69

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO
5–OPM	9/RP159329	169°42'30"	303·785	51050
14–OPM	11/SP219202	334°50'15"	694·937	96865

Scale 1:1000 – Lengths are in Metres.

10 0 10 20 30 40 50 60 70 80 90 100 110 120 130 140
0 50 mm 100 mm 150 mm

T.H. JENSEN & BOWERS PTY.LTD. (ACN 010 872 607) hereby certify that the land comprised in this plan was surveyed by the corporation, by Chris Aaron KLIBBE, surveying graduate, for whose work the corporation accepts responsibility, under the supervision of David George BURKE, cadastral surveyor, and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 25/6/2013.

T.H. JENSEN & BOWERS PTY LTD A.C.N. 010 872 607 Director Date 26/7/2013

State copyright reserved.

Plan of Lots 1502–1505 & Common Property

Cancelling Lot 15 on SP219202

LOCAL GOVERNMENT: SCENIC RIM REGIONAL COUNCIL
LOCALITY: BEECHMONT

Meridian: SP219202
Survey Records: No

Scale: 1:1000
Format: STANDARD

SP219203

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WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.

715231639

$645.00
30/07/2013 16:05

BE 400 NT

5. Lodged by
HILLHOUSE BURROUGH McKEOWN 164A
GPO BOX 1709
BRISBANE QLD 4001
PH: (07) 3220 1144
REF: 1300148
(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

I/We BINNA BURRA MANAGEMENT PTY LTD
A.C.N. 127 635 796
TRUSTEE UNDER INSTRUMENT 711393262

(Names in full)

* as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

~~* as Lessees of this land agree to this plan.~~

(SECRETARY) (DIRECTOR)
Signature of *Registered Owners ~~*Lessees~~

* Rule out whichever is inapplicable

6. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
.	Lot 15 on SP219202	1502–1505 & CP	—	—

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
713400306	1502–1505	–

ADMINISTRATIVE ADVICE ALLOCATIONS

Administrative Advice	Lots to be Encumbered
714761768	1502 – 1505 & CP

2. Planning Body Approval.
* SCENIC RIM REGIONAL COUNCIL
hereby approves this plan in accordance with the :
% Integrated Planning Act 1997

Dated this Eighteenth day of July 2013

Delegate
#

* Insert the name of the Planning Body.
# Insert designation of signatory or delegation
% Insert applicable approving legislation.

Development Approval Date: 11/1/2008

1502–1505 & CP	Por.5
Lots	Orig

7. Orig Grant Allocation :

8. Map Reference :
9541–42133

9. Parish :
ROBERTS

10. County :
WARD

11. Passed & Endorsed :
By : T.H. Jensen & Bowers Pty.Ltd.
Date : 25·6·13
Signed : D.G. Burke
Designation : Director

12. Building Format Plans only.
I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;
* Part of the building shown on this plan encroaches onto adjoining * lots and road

Cadastral Surveyor/Director* Date
*delete words not required

13. Lodgement Fees :

Survey Deposit	$
Lodgement	$
New Titles	$
Photocopy	$
Postage	$
TOTAL	$

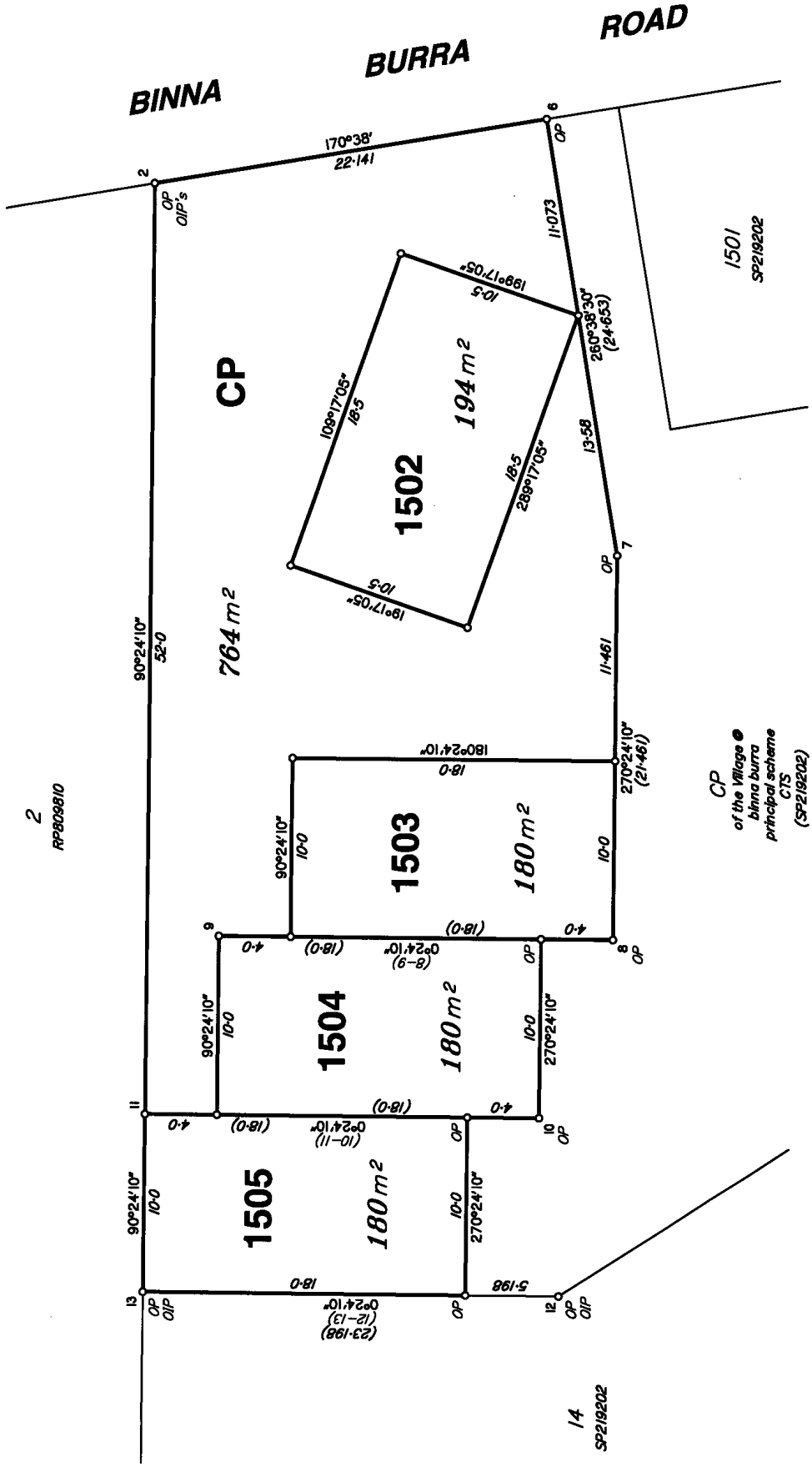
14. Insert Plan Number **SP219203**

3. Plans with Community Management Statement :
CMS Number : 44970
Name : the Village @ binna burra subsidiary scheme 1

4. References :
Dept File :
Local Govt : 501299
Surveyor : 5404

Land Title Act 1994; Land Act 1994
Form 21A Version 1

ADDITIONAL SHEET



Scale 1: 250

For clarity purposes 'CP' denotes Common Property.

Peg placed at all new & original corners unless otherwise stated.

For Permanent & Reference Mark Tables, See Sheet 1.

Scale 1:250 – Lengths are in Metres.

2 0 2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38

0 50 mm 100 mm 150 mm

State copyright reserved.

Insert Plan Number **SP219203**

Land Title Act 1994; Land Act 1994
Form 21 Version 3

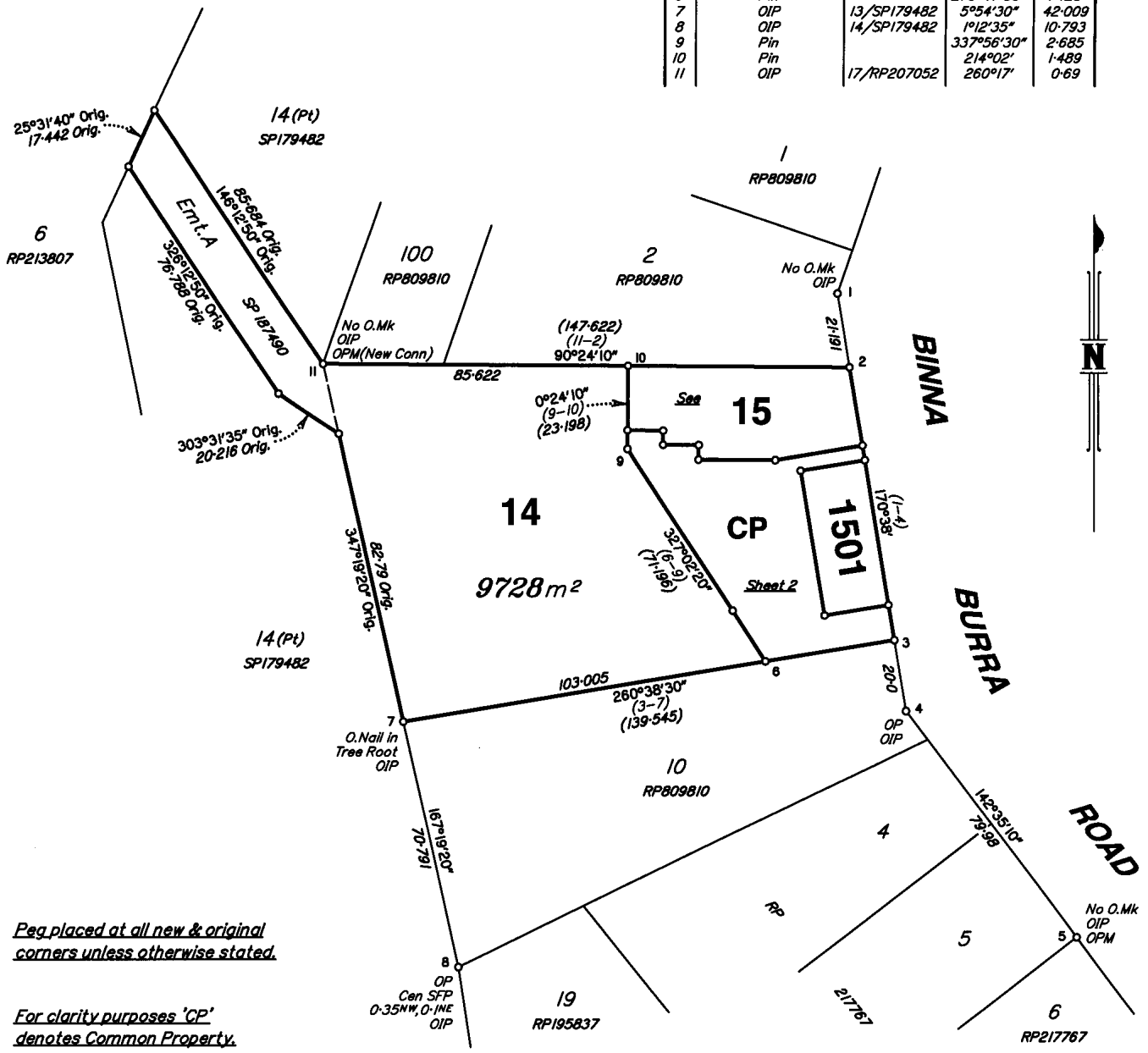
SURVEY PLAN

Sheet 1 of 2

Area of Common Property
2183 m²

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	OIP	8/RP228549	18°59'20"	1·0
2	OIP	4/RP809810	270°24'20"	0·5
2	OIP	5/SP179482	124°58'30"	20·59
3	OIP	4/SP179482	81°26'45"	1·007
4	OIP	16/RP217767	66°36'35"	1·0
5	OIP	13/RP217767	52°35'10"	1·0
6	Pin		279°47'30"	1·428
7	OIP	13/SP179482	5°54'30"	42·009
8	OIP	14/SP179482	1°12'35"	10·793
9	Pin		337°56'30"	2·685
10	Pin		214°02'	1·489
11	OIP	17/RP207052	260°17'	0·69



Peg placed at all new & original corners unless otherwise stated.

For clarity purposes 'CP' denotes Common Property.

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO	
5–OPM	9/RP159329	169°42'30"	303·785	51050	
11–OPM	43/SP179482	334°50'15"	694·937	96865	(New Conn)

Original information compiled from SP187490 in the Department of Natural Resources and Mines.

Scale 1:250 – Lengths are in Metres.

10 0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190
0 50 mm 100 mm 150 mm

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T.H. JENSEN & BOWERS PTY LTD A.C.N. 010 872 607 COMMON SEAL Date 25/6/2013

Plan of Lots 14, 15, 1501 & Common Property

Cancelling Lot 105 on SP187490

LOCAL GOVERNMENT: SCENIC RIM REGIONAL COUNCIL

LOCALITY: BEECHMONT

Meridian: SP179482

Survey Records: No

Scale: 1:250

Format: STANDARD

SP219202

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WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.

715231623

BE 400 NT

$561.40
30/07/2013 16:01

5. Lodged by
HILLHOUSE BURROUGH McKEOWN 164A
GPO Box 1709
BRISBANE QLD 4001
PH: (07) 3220 1144
REF: 1300148
(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

I/We BINNA BURRA MANAGEMENT PTY LTD
A.C.N. 127 635 796
TRUSTEE UNDER INSTRUMENT 711393262

(Names in full)

* as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

~~* as Lessees of this land agree to this plan.~~

(SECRETARY) (DIRECTOR)

Signature of *Registered Owners ~~*Lessees~~

* Rule out whichever is inapplicable

6. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
50679525	Lot 105 on SP187490	14, 15, 1501 & CP	—	—

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
713400306	14, 15 & 1501	–

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
710967778	14

ADMINISTRATIVE ADVICE ALLOCATIONS

Administrative Advice	Lots to be Encumbered
714761768	14, 15, 1501 & CP

2. Planning Body Approval.

* SCENIC RIM REGIONAL COUNCIL
hereby approves this plan in accordance with the :
% Integrated Planning Act 1997

Development Approval Date: 11/1/2008

Lots	Orig
14, 15, 1501 & CP	Por.5

7. Orig Grant Allocation :

8. Map Reference :
9541–42133

9. Parish :
ROBERTS

10. County :
WARD

11. Passed & Endorsed :
By : T.H. Jensen & Bowers Pty.Ltd.
Date : 25-6-13
Signed : D.G. Burke
Designation : Director

12. Building Format Plans only.
I certify that :
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* Part of the building shown on this plan encroaches onto adjoining * lots and road

Cadastral Surveyor/Director * Date
*delete words not required

Dated this Eighteenth day of July 2013

Delegate

#

* Insert the name of the Planning Body.
# Insert designation of signatory or delegation
% Insert applicable approving legislation.

3. Plans with Community Management Statement :
CMS Number : 44969
Name : the Village @ binna burra principal scheme

4. References :
Dept File :
Local Govt : 501299
Surveyor : 5404

13. Lodgement Fees :

Survey Deposit	$
Lodgement	$
New Titles	$
Photocopy	$
Postage	$
TOTAL	$

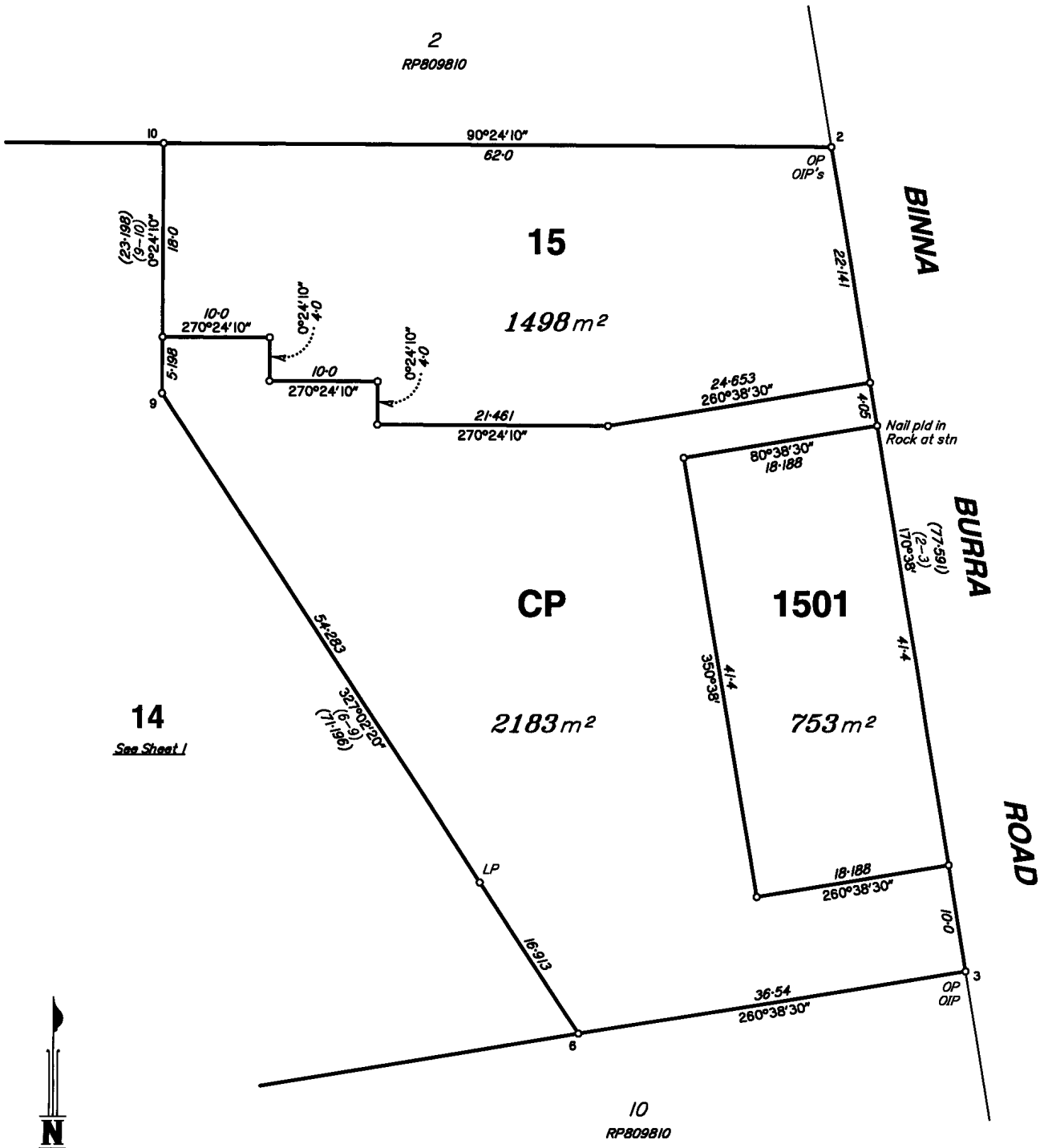
14. Insert Plan Number SP219202

Land Title Act 1994 ; Land Act 1994
Form 21A Version 1

ADDITIONAL SHEET

Peg placed at all new & original corners unless otherwise stated.

Scale 1 : 400



For Permanent & Reference Mark Tables, See Sheet 1.

For clarity purposes 'CP' denotes denotes Common Property.

Scale 1:400 – Lengths are in Metres.

5 0 5 10 15 20 25 30 35 40 45 50 55
0 50 mm 100 mm 150 mm

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Insert Plan Number **SP219202**