

*A special place is now a very special investment*



*Binna  
Burra*  
SKY LODGES



# Own your share of paradise



Introducing Binna Burra Sky Lodges, an exclusive, strictly limited opportunity to secure your own piece of paradise surrounded by World Heritage-listed Lamington National Park.

Binna Burra Sky Lodges are conveniently located just metres from Binna Burra Mountain Lodge, an authentic heritage lodge that has welcomed thousands of nature lovers and hiking enthusiasts since the 1930s.

Binna Burra Sky Lodges offer a unique investment that capitalises on the reputation of this leading Queensland resort destination.

As an owner of a Binna Burra Sky Lodge you will benefit from an investment return as well the opportunity to enjoy for your own personal use. Binna Burra Sky Lodges are designed to enhance your experience of this truly special destination

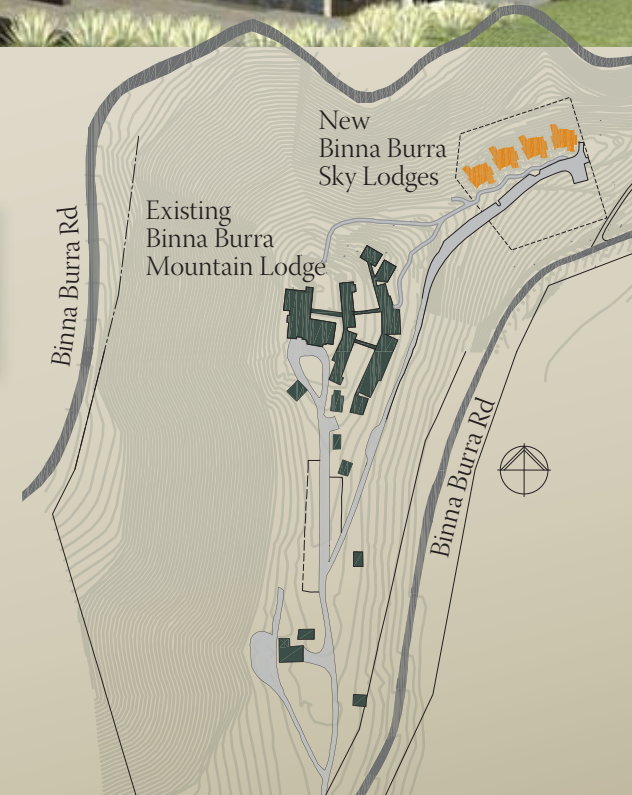
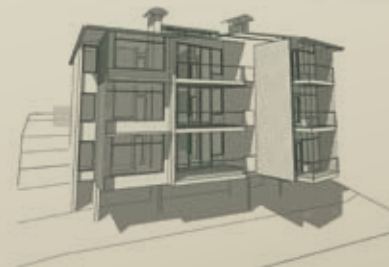
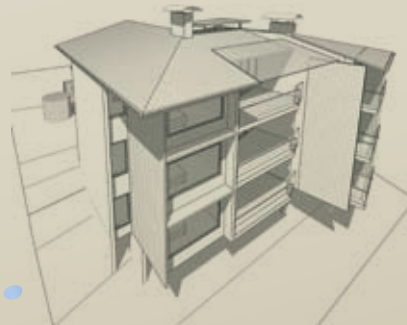
## A luxury mountain retreat

A total of 18 spacious one and two bedroom and two and three bedroom dual key apartments offer a luxurious accommodation alternative with easy access to all resort facilities and activities.

- Beautifully appointed and fully furnished with stylish, contemporary fittings, apartments also include fully equipped self-catering facilities.

All apartments are north facing, each designed to take advantage of unimpeded views across the fabulous valleys and escarpments of the region.

- Each features generous balconies enabling engagement with the forest environment, including abundant local bird life.



# Site Plan

Approximate Scale 0 20 40



Illinbah Seat Lookout

New Access

To Binna Burra Mountain Lodge

Existing Lodge

Coomera Lodge

Lahey Lodge

Groom Lodge

Numinbah Lodge

Parking

Parking

Parking

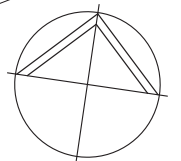
Parking

Bellbird Track

Utilities Shed  
Water storage under parking

Approximate Site Boundary

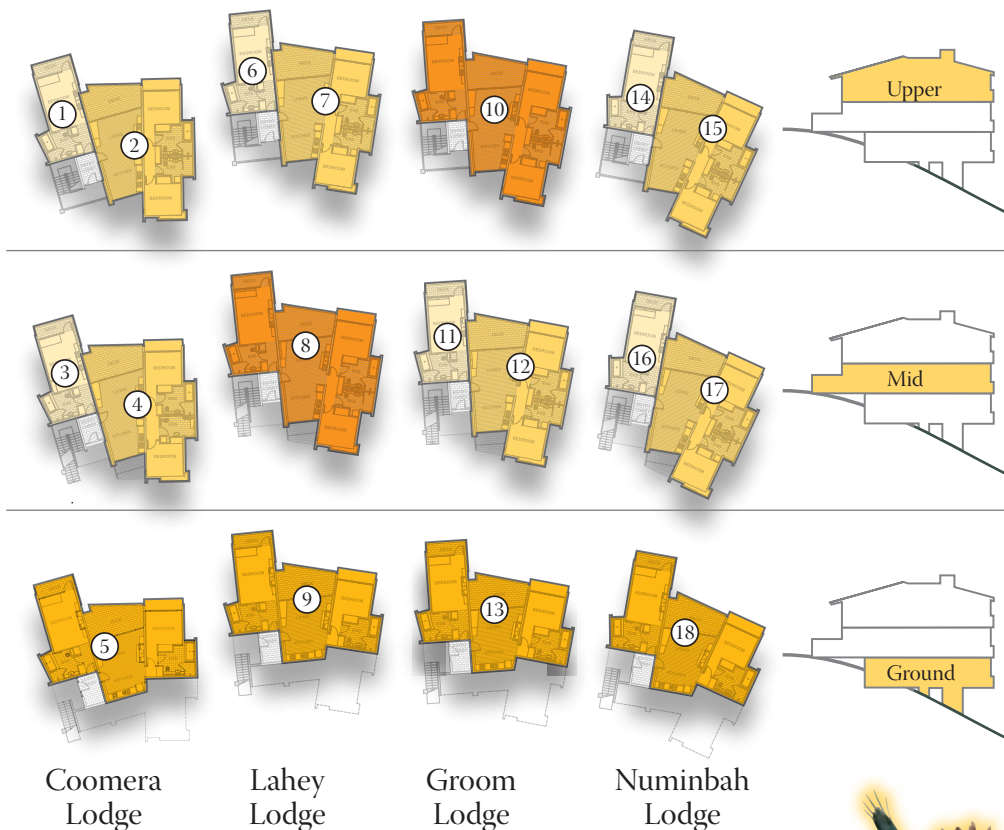
Binna Burra Rd



# Price List

5 January 2010

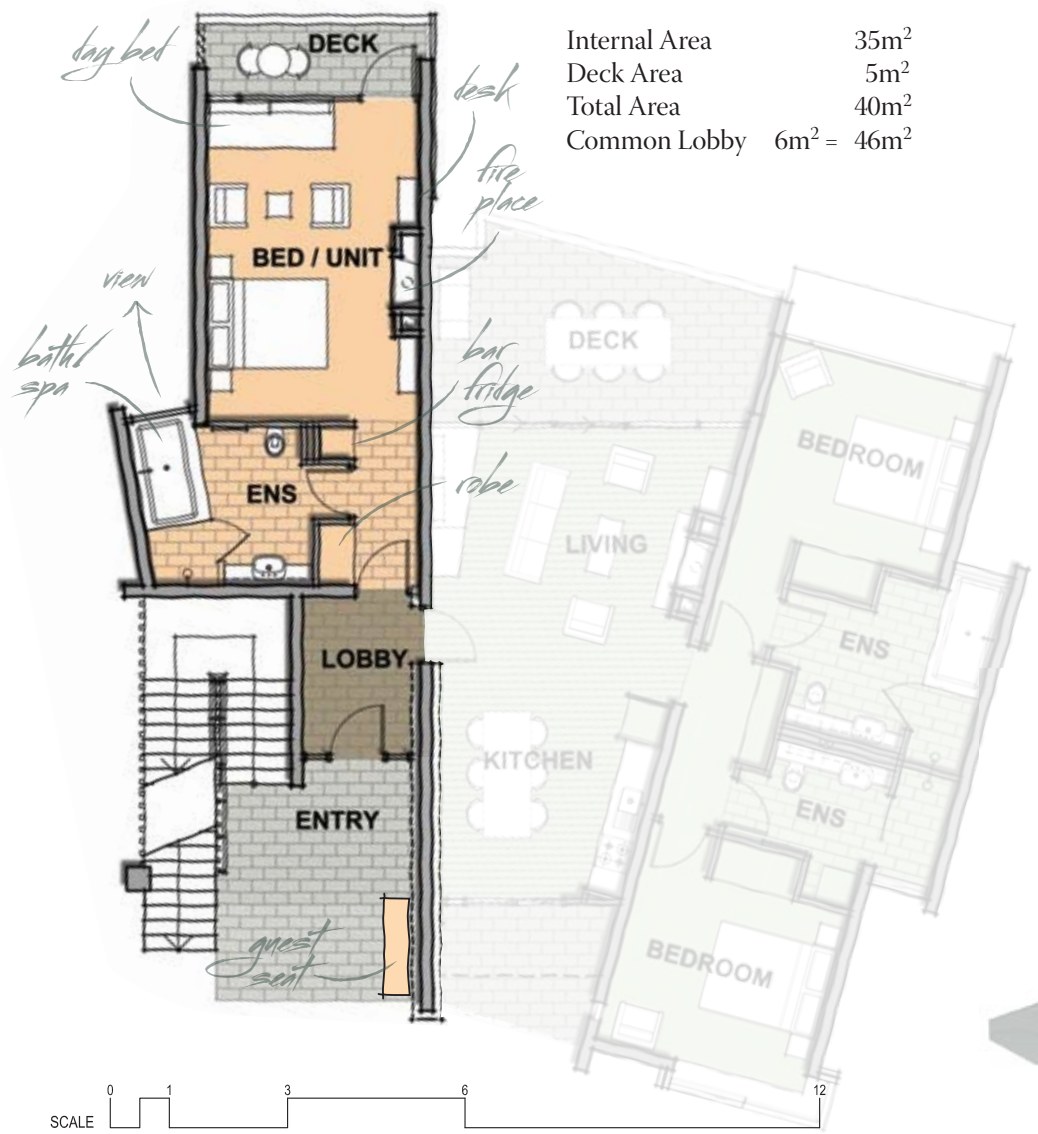
Lot	Lodge	Apartment Type	Apartment Price	Furniture Package	Total Price
1	Coomera	One Bed Suite Upper	\$320,000	\$15,000	\$335,000
2	Coomera	2 Bed Apartment Upper	\$750,000	\$35,000	\$785,000
3	Coomera	One Bed Suite Mid	\$310,000	\$15,000	\$325,000
4	Coomera	2 Bed Apartment Mid	\$715,000	\$35,000	\$750,000
5	Coomera	2 Bed dual key Ground	\$765,000	\$35,000	\$800,000
6	Lahey	One Bed Suite Upper	\$305,000	\$15,000	\$320,000
7	Lahey	2 Bed Apartment Upper	\$730,000	\$35,000	\$765,000
8	Lahey	3 Bed dual key Mid	\$990,000	\$45,000	\$1,035,000
9	Lahey	2 Bed dual key Ground	\$745,000	\$35,000	\$780,000
10	Groom	3 bed dual key Upper	\$1,035,000	\$45,000	\$1,080,000
11	Groom	One Bed Suite Mid	\$295,000	\$15,000	\$310,000
12	Groom	2 Bed Apartment Mid	\$695,000	\$35,000	\$730,000
13	Groom	2 Bed dual key Ground	\$745,000	\$35,000	\$780,000
14	Numinbah	One Bed Suite Upper	\$335,000	\$15,000	\$350,000
15	Numinbah	2 Bed Apartment Upper	\$770,000	\$35,000	\$805,000
16	Numinbah	One Bed Suite Mid	\$325,000	\$15,000	\$340,000
17*	Numinbah	2 Bed Apartment Mid	\$735,000	\$35,000	\$770,000
18	Numinbah	2 Bed dual key Ground	\$785,000	\$35,000	\$820,000



All prices inclusive of GST. Prices may vary without notice

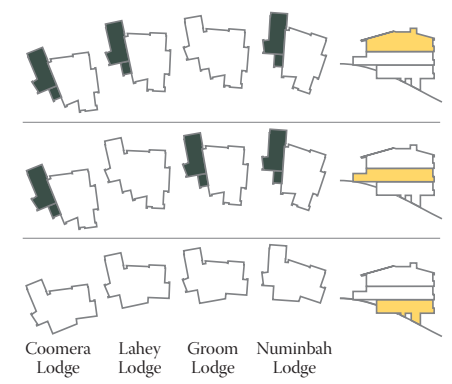
\* Lodge 17 fitted with disability facilities.

# 1 Bedroom Suite



Internal Area	35m <sup>2</sup>
Deck Area	5m <sup>2</sup>
Total Area	40m <sup>2</sup>
Common Lobby	6m <sup>2</sup> = 46m <sup>2</sup>

- Sleeps up to 3 persons
- Gas fireplace with timber surrounds
- Built in desk and book shelves
- HD LCD TV concealed by sliding wooden screens
- Satellite TV reception
- Internet access
- Day bed
- Designer furniture package
- Carpeted bedroom
- Slate tiles in entry, lobby and deck
- Tiled bathroom and walkway
- Spa bath with private views over Numinbah Valley
- Separate glass screened shower with views
- Bar Fridge with Tea/Coffee/Toast facilities
- 2.7m (9') ceilings at mid level
- Vaulted ceiling at upper levels
- Deck with expansive northern view



Available in Groom Upper and Mid, Lahey Upper, Groom Mid and Numinbah Upper and Mid



\* Floorplans and elevations are indicative and may vary with Authority and/or construction requirements

## 1 Bedroom Suite

# Furniture, Fixings and Equipment

### One Bedroom Suite



#### Master Bedroom

- 1 King Split Bed Ensemble Upholstered Base
- 1 Extended Bedhead
- 2 Bedside Table
- 2 Table Lamp
- 1 Floor Lamp
- 2 Tubchair fabric (1 as desk chair)
- 1 Desk Lamp
- 1 Single Mattress Upholstered for Day Bed
- 1 Mirror Full Length
- 1 Safe (lap top compatible)
- 1 Luggage rack
- 6 Pilfer Proof Wooden Coat Hangers



#### Outdoor

- 1 Outdoor Side Table (solid aluminum)
- 2 Outdoor Chair (solid aluminum)



#### Linen and Cushions

- 1 King Duvet Cover
- 1 King Duvet Insert
- 1 King Size Blanket
- 2 Single Duvet Cover
- 2 Single Duvet Insert
- 2 Single Size Mattress Protector
- 2 Single Size Blanket
- 4 Pillows
- 4 Pillow Protectors
- 1 King Bedend Runner
- 2 Single Bedend Runner
- 4 Throw Cushion



#### Electrical

- 1 Television (wall mounted LCD 32")
- 1 Wall Mount Kit
- 1 Refrigerator (Bar Fridge)
- 1 Mini Stereo (with iPod Dock)
- 1 Kettle
- 1 Toaster - 2 Slice
- 1 Iron
- 1 Clock Radio



#### Tableware

- 2 Coffee Mug - White
- 2 Wine Glass
- 2 Champagne Glass
- 2 Beer Glass
- 2 Glass Tumbler
- 2 Coasters - Bamboo Woven
- 2 Tea Cup and saucer
- 2 Teaspoons



#### Utensils

- 1 Milk Jug
- 1 Sugar Bowl
- 1 Salt & Pepper Shakers
- 1 Tea Pot - 3 Cup
- 1 Coffee Plunger - 6 Cup
- 1 Water Jug - 2 Ltr
- 1 Corkscrew

#### Cleaning Package

- 1 Bathroom Tidy (S/S Pedal Bin)
- 1 Broom
- 1 Clothes Airer
- 1 Dustpan & Brush with cover
- 1 Ironing Board
- 1 Toilet Tidy - Stainless Steel

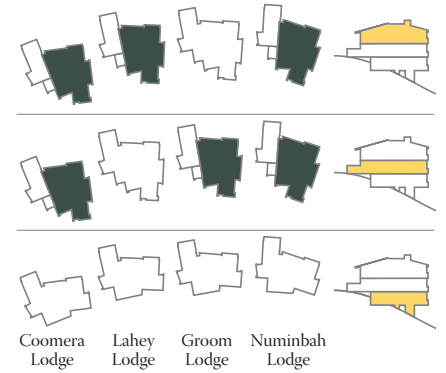


# 2 Bedroom Apartment

Internal Area	90m <sup>2</sup>
Deck Area	16m <sup>2</sup>
Total Area	106m <sup>2</sup>
Common Lobby	6m <sup>2</sup> = 112m <sup>2</sup>
Plus Courtyard	6m <sup>2</sup> = 118m <sup>2</sup>
	(mid level only)

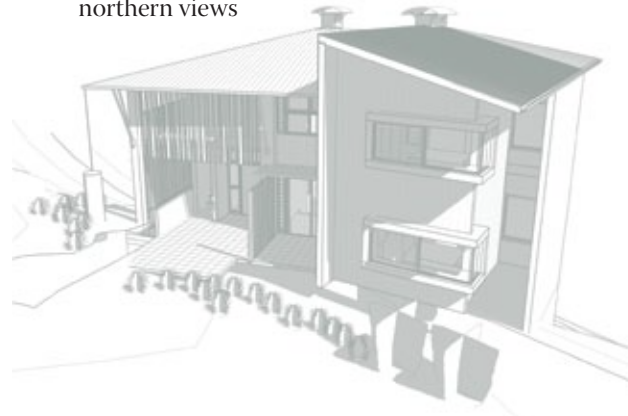


- Sleeps up to 7 persons
- Gas fireplace with timber surrounds
- Vented heat from fireplace to bedrooms
- Built in desk and book shelves
- HD LCD TV concealed by sliding wooden screens
- Satellite TV reception and Internet access
- Day bed and sofa bed/divan
- Feature stone wall
- Designer furniture package
- Fully fitted kitchen integrated with Living area
- Fridge, gas cooktop, convection microwave, dishwasher
- Recycled timber flooring in Living area
- Carpeted bedrooms
- Slate tiles in entry, lobby and deck (and courtyard in middle level)
- Tiled bathrooms
- Spa/bath with private views over Numinbah Valley
- Separate glass screened shower with views
- Laundry in second Bathroom
- 2.7m (9') ceilings at mid level
- Vaulted ceiling in upper level
- Entertainment deck with gas BBQ and expansive northern views



Coomera Lodge   Lahey Lodge   Groom Lodge   Numinbah Lodge

Available in Coomera Upper and Mid, Lahey Upper, Groom Mid and Numinbah Upper and Mid



\* Floorplans and elevations are indicative and may vary with Authority and/or construction requirements

## 2 Bedroom Apartment

# Furniture, Fittings and Equipment

### Two Bedroom Apartment



#### Lounge

- 2 Armchair Fabric
- 1 Sofa Bed - 2.5 Seater, Faux Leather
- 5 Throw Cushion
- 1 Coffee Table
- 1 Floor Lamp
- 1 Rug
- 1 Desk Chair
- 1 Desk Lamp
- 1 Single Mattress Upholstered for Day Bed

#### Dining

- 1 Dining Table - 6 Seater Upholstered faux leather



#### Master Bedroom

- 1 King Split Bed Ensemble Upholstered Base
- 1 Extended Bedhead
- 2 Bedside Table
- 1 Mirror Full Length
- 1 Tubchair
- 1 Safe (laptop compatible)
- 1 Luggage rack

#### Second Bedroom

- 1 King Split Bed Ensemble Upholstered Base
- 1 Extended Bedhead
- 2 Bedside Table
- 1 Mirror Full Length
- 1 Tubchair
- 1 Luggage rack



#### Linen and cushions

- 2 King Duvet Cover
- 2 King Duvet Insert
- 2 King Size Blanket
- 4 Single Duvet Cover
- 4 Single Duvet Insert
- 4 Single Size Mattress Protector
- 4 Single Size Blanket
- 8 Pillows

- 8 Pillow Protectors
- 2 King Bedend Runner
- 4 Single Bedend Runner
- 8 Throw Cushion

#### Outdoor

- 1 Outdoor Dining Table - 6 Seater (solid aluminum)
- 6 Outdoor Chair (solid aluminum)
- 1 BBQ (Three Burner - gas)

#### Electrical

- 1 Television Wall Mounted LCD 32"
- 1 Wall Mount Kit
- 1 Refrigerator
- 1 Front Load Washing Machine
- 1 Dryer Wall Mounted
- 1 Convection Microwave
- 1 Mini Stereo (with iPod Dock)
- 1 Kettle
- 1 Toaster - 2 Slice
- 1 Iron
- 2 Clock Radio

#### Tableware

- 6 Dinnerware Service for 1 (5 Piece)
- 6 Cutlery Service for 1 (6 Piece)



- 6 Coffee Mug
- 6 Wine Glass
- 6 Champagne Glass
- 6 Beer Glass
- 6 Glass Tumbler
- 6 Coasters - Bamboo Woven
- 6 Placemats - Bamboo Woven

#### Utensils Package

- 1 Milk Jug
- 1 Sugar Bowl
- 1 Salt & Pepper Shakers
- 1 Tea Pot - 3 Cup
- 1 Coffee Plunger - 6 Cup
- 1 Water Jug - 2 Ltr
- 1 Can Opener - Stainless Steel
- 1 Colander - Stainless Steel
- 1 Corkscrew
- 1 Cutting Board
- 1 Frypan - Non Stick
- 1 Egg Lifter

- 1 Potato Masher
- 1 Knife Block - Set of 6 Knives
- 1 Set of 3 Microwave Dishes
- 1 Mixing Bowls - Set of 3
- 1 Saucepans - Set of 3
- 1 Tongs - Stainless Steel
- 1 Vegetable Peeler
- 1 Wooden Spoons - Set of 3

#### Cleaning

- 1 Waste Paper Bin - Open Black Mesh
- 1 Bathroom Tidy (S/S Pedal Bin)
- 1 Broom
- 1 Clothes Airer
- 1 Dish Drainer - Stainless Steel
- 1 Dustpan & Brush
- 1 Ironing Board with cover
- 1 Toilet Tidy - Stainless Steel
- 12 Pilfer Proof Wooden Coat Hangers



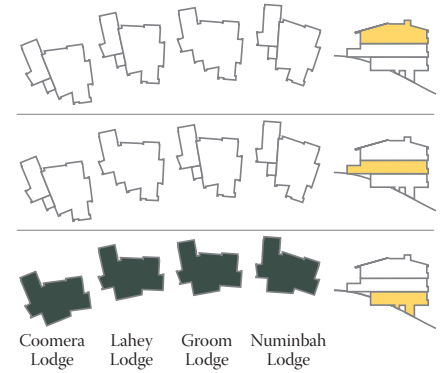


# 2 Bedroom Dual Key Apartment

Internal Area 92m<sup>2</sup>  
 Deck Area 21m<sup>2</sup>  
 Total Area 113m<sup>2</sup>  
 Common Lobby 6m<sup>2</sup> = 119m<sup>2</sup>



- Sleeps up to 8 persons
- Two Gas fireplaces with timber surrounds
- Vented heat from fireplace to bedrooms
- Built in desks and book shelves
- Two HD LCD TV concealed by sliding wooden screens
- Satellite TV reception and internet access
- Two day beds and sofa bed/divan
- Feature stone wall
- Designer furniture package
- Fully fitted kitchen integrated with Living area
- Fridge, gas cooktop, convection microwave, dishwasher
- Recycled timber flooring in Living area
- Carpeted bedrooms
- Slate tiles in entry, lobby and deck
- Tiled bathrooms
- Bath/spas with private views over Numinbah Valley
- Separate glass screened shower with views
- 2.7m (9') ceilings
- Decks with expansive northern views
- Entertainment deck with gas BBQ



Coomera Lodge Lahey Lodge Groom Lodge Numinbah Lodge

Available in Coomera Ground, Lahey Ground, Groom Ground and Numinbah Ground



\* Floorplans and elevations are indicative and may vary with Authority and/or construction requirements



## 2 Bedroom Dual Key Apartment

# Furniture, Fittings and Equipment

### One Bedroom Apartment



#### Lounge

- 2 Armchair Fabric
- 1 Sofa Bed - 2.5 Seater Faux Leather
- 4 Throw Cushion
- 1 Coffee Table
- 1 Floor Lamp
- 1 Rug
- 1 Desk Chair
- 1 Desk Lamp
- 1 Single Mattress Upholstered for Day Bed

#### Dining

- 1 Dining Table - 4 Seater
- 4 Dining Chair - Upholstered faux leather

#### Master Bedroom

- 1 King Split Bed Ensemble Upholstered Base
- 1 Extended Bedhead
- 2 Bedside Table
- 1 Mirror Full Length
- 1 Tubchair
- 1 Safe (laptop compatible)
- 1 Luggage rack

#### Linen and cushions

- 1 King Duvet Cover
- 1 King Duvet Insert
- 1 King Size Blanket
- 2 Single Duvet Cover
- 2 Single Duvet Insert
- 2 Single Size Mattress Protector
- 2 Single Size Blanket

- 4 Pillows
- 4 Pillow Protectors
- 1 King Bedend Runner
- 2 Single Bedend Runner
- 4 Throw Cushion

#### Outdoor

- 1 Outdoor Dining Table - 4 Seater (solid aluminum)
- 4 Outdoor Chair (solid aluminum)
- 1 BBQ (Three Burner plate - gas)

#### Electrical

- 1 Television Wall Mounted LCD 32"
- 1 Wall Mount Kit
- 1 Refrigerator
- 1 Front Load Washing Machine
- 1 Dryer Wall Mounted
- 1 Convection Microwave
- 1 Mini Stereo (with iPod Dock)
- 1 Kettle
- 1 Toaster - 2 Slice
- 1 Iron
- 1 Clock Radio



#### Tableware

- 4 Dinnerware Service for 1 (5 Piece)
- 4 Cutlery Service for 1 (6 Piece)
- 4 Coffee Mug
- 4 Wine Glass
- 4 Champagne Glass
- 4 Beer Glass
- 4 Glass Tumbler
- 4 Coasters - Bamboo Woven
- 4 Placemats - Bamboo Woven

#### Utensils Package

- 1 Milk Jug
- 1 Sugar Bowl
- 1 Salt & Pepper Shakers
- 1 Tea Pot - 3 Cup
- 1 Coffee Plunger - 6 Cup
- 1 Water Jug - 2 Ltr
- 1 Can Opener - Stainless Steel
- 1 Colander - Stainless Steel
- 1 Corkscrew
- 1 Cutting Board - 205x355mm
- 1 Frypan - Non Stick
- 1 Egg Lifter
- 1 Potato Masher
- 1 Knife Block - Set of 6 Knives
- 1 Set of 3 Microwave Dishes
- 1 Mixing Bowls - Set of 3
- 1 Saucepans - Set of 3
- 1 Tongs - Stainless Steel
- 1 Vegetable Peeler
- 1 Wooden Spoons - Set of 3

#### Cleaning

- 1 Waste Paper Bin - Open Black Mesh
- 1 Bathroom Tidy (S/S Pedal Bin)
- 1 Broom
- 1 Clothes Airer
- 1 Dish Drainer - Stainless Steel
- 1 Dustpan & Brush
- 1 Ironing Board with cover
- 1 Toilet Tidy - Stainless Steel
- 6 Pilfer Proof Wooden Coat Hangers



### One Bedroom Suite

#### Master Bedroom

- 1 King Split Bed Ensemble Upholstered Base
- 1 Extended Bedhead
- 2 Bedside Table
- 2 Table Lamp
- 1 Floor Lamp
- 2 Tubchair fabric (1 as desk chair)
- 1 Desk Lamp
- 1 Single Mattress Upholstered for Day Bed
- 1 Mirror Full Length
- 1 Safe (lap top compatible)
- 1 Luggage rack
- 6 Pilfer Proof Wooden Coat Hangers



#### Outdoor

- 1 Outdoor Side Table (solid aluminum)
- 2 Outdoor Chair (solid aluminum)



#### Linen and Cushions

- 1 King Duvet Cover
- 1 King Duvet Insert
- 1 King Size Blanket
- 2 Single Duvet Cover
- 2 Single Duvet Insert
- 2 Single Size Mattress Protector
- 2 Single Size Blanket
- 4 Pillows
- 4 Pillow Protectors
- 1 King Bedend Runner
- 2 Single Bedend Runner
- 4 Throw Cushion

#### Electrical

- 1 Television (wall mounted LCD 32")
- 1 Wall Mount Kit
- 1 Refrigerator (Bar Fridge)
- 1 Mini Stereo (with iPod Dock)
- 1 Kettle
- 1 Toaster - 2 Slice
- 1 Iron
- 1 Clock Radio

#### Tableware

- 2 Coffee Mug - White
- 2 Wine Glass
- 2 Champagne Glass
- 2 Beer Glass
- 2 Glass Tumbler
- 2 Coasters - Bamboo Woven
- 2 Tea Cup and saucer
- 2 Teaspoons



#### Utensils

- 1 Milk Jug
- 1 Sugar Bowl
- 1 Salt & Pepper Shakers
- 1 Tea Pot - 3 Cup
- 1 Coffee Plunger - 6 Cup
- 1 Water Jug - 2 Ltr
- 1 Corkscrew

#### Cleaning Package

- 1 Bathroom Tidy (S/S Pedal Bin)
- 1 Broom
- 1 Clothes Airer
- 1 Dustpan & Brush
- 1 Ironing Board with cover
- 1 Toilet Tidy - Stainless Steel

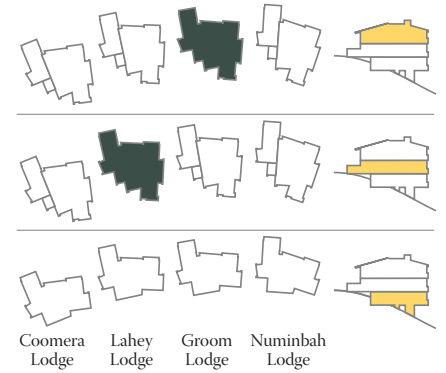


# 3 Bedroom Dual Key Apartment

Internal Area	125m <sup>2</sup>
Deck Area	21m <sup>2</sup>
Total Area	146m <sup>2</sup>
Common Lobby	6m <sup>2</sup> = 152m <sup>2</sup>
Plus Courtyard	6m <sup>2</sup> = 158m <sup>2</sup>
(middle level only)	



- Sleeps up to 10 persons
- Two gas fireplaces with timber surrounds
- Vented heat from fireplace to bedrooms
- Built in desks and book shelves
- Two HD LCD TV concealed by sliding wooden screens
- Satellite TV reception
- Internet access
- Two day beds
- Feature stone wall
- Designer furniture package
- Fully fitted kitchen integrated with Living area
- Fridge, gas cooktop, convection microwave, dishwasher
- Recycled timber flooring in Living area
- Carpeted bedrooms
- Slate tiles in entry, lobby and deck
- Tiled bathrooms
- Bath/spas with private views over Numinbah Valley
- Separate glass screened shower with views
- Laundry in second Bathroom
- 2.7m (9') ceilings in Lahey Lodge
- Vaulted ceiling in Groom Lodge
- Decks with expansive northern views
- Entertainment deck with gas BBQ



Coomera Lodge   Lahey Lodge   Groom Lodge   Numinbah Lodge

Available in Groom Upper and Lahey Mid



\* Floorplans and elevations are indicative and may vary with Authority and/or construction requirements

## 3 Bedroom Dual Key Apartment

# Furniture, Fittings and Equipment

### Two Bedroom Apartment



#### Lounge

- 2 Armchair Fabric
- 1 Sofa Bed - 2.5 Seater Faux Leather
- 5 Throw Cushion
- 1 Coffee Table
- 1 Floor Lamp
- 1 Rug
- 1 Desk Chair
- 1 Desk Lamp
- 1 Single Mattress Upholstered for Day Bed

#### Dining

- 1 Dining Table - 6 Seater
- 6 Dining Chair - Upholstered faux leather

#### Master Bedroom

- 1 King Split Bed Ensemble Upholstered Base
- 1 Extended Bedhead
- 2 Bedside Table
- 1 Mirror Full Length
- 1 Tubchair
- 1 Safe (laptop compatible)
- 1 Luggage rack

#### Second Bedroom

- 1 King Split Bed Ensemble Upholstered Base
- 1 Extended Bedhead
- 2 Bedside Table
- 1 Mirror Full Length
- 1 Tubchair
- 1 Luggage rack

#### Linen and cushions

- 2 King Duvet Cover
- 2 King Duvet Insert
- 2 King Size Blanket
- 4 Single Duvet Cover
- 4 Single Duvet Insert
- 4 Single Size Mattress Protector
- 4 Single Size Blanket
- 8 Pillows
- 8 Pillow Protectors
- 2 King Bedend Runner
- 4 Single Bedend Runner
- 8 Throw Cushion

#### Outdoor

- 1 Outdoor Dining Table - 6 Seater (solid aluminum)
- 6 Outdoor Chair (solid aluminum)
- 1 BBQ (Three Burner - gas)



#### Electrical

- 1 Television Wall Mounted LCD 32"
- 1 Wall Mount Kit
- 1 Refrigerator
- 1 Front Load Washing Machine
- 1 Dryer Wall Mounted
- 1 Convection Microwave
- 1 Mini Stereo (with iPod Dock)
- 1 Kettle
- 1 Toaster - 2 Slice
- 1 Iron
- 2 Clock Radio

#### Tableware

- 6 Dinnerware Service for 1 (5 Piece)
- 6 Cutlery Service for 1 (6 Piece)
- 6 Coffee Mug
- 6 Wine Glass
- 6 Champagne Glass
- 6 Beer Glass
- 6 Glass Tumbler
- 6 Coasters - Bamboo Woven
- 6 Placemats - Bamboo Woven

#### Utensils Package

- 1 Milk Jug
- 1 Sugar Bowl
- 1 Salt & Pepper Shakers
- 1 Tea Pot - 3 Cup
- 1 Coffee Plunger - 6 Cup
- 1 Water Jug - 2 Ltr
- 1 Can Opener - Stainless Steel
- 1 Colander - Stainless Steel
- 1 Corkscrew
- 1 Cutting Board
- 1 Frypan - Non Stick
- 1 Egg Lifter
- 1 Potato Masher
- 1 Knife Block - Set of 6 Knives
- 1 Set of 3 Microwave Dishes
- 1 Mixing Bowls - Set of 3
- 1 Saucepans - Set of 3
- 1 Tongs - Stainless Steel
- 1 Vegetable Peeler
- 1 Wooden Spoons - Set of 3

#### Cleaning

- 1 Waste Paper Bin - Open Black Mesh
- 1 Bathroom Tidy (S/S Pedal Bin)
- 1 Broom
- 1 Clothes Airing
- 1 Dish Drainer - Stainless Steel
- 1 Dustpan & Brush
- 1 Ironing Board with cover
- 1 Toilet Tidy - Stainless Steel
- 12 Pilfer Proof Wooden Coat Hangers

### One Bedroom Suite

#### Master Bedroom

- 1 King Split Bed Ensemble Upholstered Base
- 1 Extended Bedhead
- 2 Bedside Table
- 2 Table Lamp
- 1 Floor Lamp
- 2 Tubchair fabric (1 as desk chair)
- 1 Desk Lamp
- 1 Single Mattress Upholstered for Day Bed
- 1 Mirror Full Length
- 1 Safe (lap top compatible)
- 1 Luggage rack
- 6 Pilfer Proof Wooden Coat Hangers



#### Outdoor

- 1 Outdoor Side Table (solid aluminum)
- 2 Outdoor Chair (solid aluminum)



#### Linen and Cushions

- 1 King Duvet Cover
- 1 King Duvet Insert
- 1 King Size Blanket
- 2 Single Duvet Cover
- 2 Single Duvet Insert
- 2 Single Size Mattress Protector
- 2 Single Size Blanket
- 4 Pillows
- 4 Pillow Protectors
- 1 King Bedend Runner
- 2 Single Bedend Runner
- 4 Throw Cushion

#### Electrical

- 1 Television (wall mounted LCD 32")
- 1 Wall Mount Kit
- 1 Refrigerator (Bar Fridge)
- 1 Mini Stereo (with iPod Dock)
- 1 Kettle
- 1 Toaster - 2 Slice
- 1 Iron
- 1 Clock Radio



#### Tableware

- 2 Coffee Mug - White
- 2 Wine Glass
- 2 Champagne Glass
- 2 Beer Glass
- 2 Glass Tumbler
- 2 Coasters - Bamboo Woven
- 2 Tea Cup and saucer
- 2 Teaspoons

#### Utensils

- 1 Milk Jug
- 1 Sugar Bowl
- 1 Salt & Pepper Shakers
- 1 Tea Pot - 3 Cup
- 1 Coffee Plunger - 6 Cup
- 1 Water Jug - 2 Ltr
- 1 Corkscrew

#### Cleaning Package

- 1 Bathroom Tidy (S/S Pedal Bin)
- 1 Broom
- 1 Clothes Airing
- 1 Dustpan & Brush
- 1 Ironing Board with cover
- 1 Toilet Tidy - Stainless Steel



# Sky Lodge Features



## Location

Situated on the only freehold land at Binna Burra – 34 hectares of land completely surrounded by over 22,000 hectares of Lamington National Park.



Scenic half hour drive from the Pacific motorway at Nerang- the closest mountain resort to the Gold Coast.



## The Sky Lodges

A limited release of 1,2 and 2,3 bedroom dual key apartments.



North facing enjoying uninterrupted views over the Coomerah and Numinbah valleys.



Secluded and private yet less than 100 metres stroll from the Binna Burra Lodge



Contemporary yet designed to blend with the mountain heritage.



Full access to Binna Burra facilities and services.



Smart Dual key design allows flexibility in use.



Large and private entertainment balconies.



Ensuites to all bedrooms



Fully maintained furniture and fittings package included.



Gas fireplaces in each apartment



Internet access



Satellite Television



Environmentally sensitive, solar passive and energy efficient design.



Fully maintained and managed by Binna Burra Lodge



# Sky Lodge Finishes



## Internal

Area	Surface/Element	Substrate	Product/Finish
Bedroom	Floor	Concrete	Carpet + underlay
Living/Kitchen	Floor	Concrete	Recycled Timber Polyurethane finish + sound proof underlay
Ensuites / Laundry / decks / lobby & entry	Floor	Concrete	Slate tiles
Feature stone cladding internally & externally	Wall	Block Wall	Selected Porphyry Stone Veneer Finish
Lobby/ Entry	Wall	Block Wall	Render with paint finish
All block work internally (unless noted otherwise)	Wall	Block Wall	Plasterboard with Paint finish – low sheen acrylic
Ceiling	Ceiling	Plasterboard (unless noted otherwise)	Paint finish low sheen
Living/ Kitchen / Bedrooms	100x13mm Timber Skirting		Paint finish – enamel gloss
Living/ Kitchen / Bedrooms / Bathrooms	50x16mm Timber architraves – square edge		Paint finish – enamel gloss
Cornices shadow line detail	Ceiling / wall		
Ensuite Internal Wall Area & Bathroom plinth Around Bath Tub	Wall	Blockwork/villa board and waterproofing	Tile Finish
Feature tile	Shower Walls	Block work /Timber Stud/ villa board & waterproofing	Mosaic tile Finish

## Joinery

Area	Joinery Unit	Substrate	Element
Bedroom	Wardrobe	MDF	Selected Laminated finish
	Internal carcass & adjustable shelving		Melamine
	Day Bed	MDF	Selected Laminated
	Day bed seat pad	Foam	Fabric
Ensuites	Fire place panelling	MDF	Timber Veneer
	Vanity unit – bench top	Marine grade Plywood	Recon. Stone finish
	Shelf under vanity bench		Selected Laminated
	Bi fold doors to conceal washer & dryer	Marine grade Plywood	Selected Laminated
Living area	Day Bed	MDF	Selected Laminated
	Day bed seat pad	Foam	Fabric
	Fire place panelling	MDF	Timber Veneer
Kitchen	Bench top		Recon. Stone
	Splash back		Recon. Stone
	Carcass and internal adjustable shelves	MDF	Melamine
	Overhead Cupboard doors	MDF	Selected Laminated
	Cupboards below counter top	MDF	Selected Laminated
Laundry doors	Bifold doors with routed out slots	MDF	Selected Laminated
Bar fridge joinery unit	Benchtop		Recon. Stone
	Cupboard housing fridge & Overhead cupboards	MDF	Selected Laminated

## External

Building Element	Substrate	Product/Finish
External cladding	Blockwork	Vertical Hardwood fire retardant timber/stain finish
Timber Posts	Fire Retardant Dressed Hardwood Posts	Timber: Fire resistant stain finish
Timber batten screens	Fire Retardant Dressed Hardwood	Timber: Fire resistant stain finish
Slate tiles - balconies	Concrete	Slate tiles
External stairs	Concrete	Natural - with anti-slip carborundum
Ballustrade to balconies	Fire retardant - Dressed hardwood top rail on recycled steel railings	Galvanized
Down Pipes/Roof Flashing	Metal	Colorbond
Metal Roof Sheeting & wall sheeting	Lysaght – 'trimdek'	Colorbond
Translucent Roof Sheeting	16mm Danpalon Polycarbonate sheeting	
Barge Capping	metal	Colorbond
Eaves Gutters	150mm Stramit GT03 half round gutter & fascia	Colorbond
Leaf Guard & metal eaves brackets	Perforated Metal Sheeting to be installed over all gutters in conjunction with soffit detail.	Colorbond
Down Pipes/Roof Flashing	Metal	Colorbond
Render (water proof)	Reinforced concrete Block	Acrylic Paint finish
Painted block work	Block work	Acrylic Paint finish
Stone wall	Block work	Selected Porphyry Stone
Soffits	FC Sheeting/Plywood	Paint – semi gloss or stain
Aluminum Window	Aluminum	Anodized Aluminum
Timber Louvers	Pre finished Timber Louvers – fire retardant	Clear finish
External Doors	Aluminum sliding Doors glazed (unless noted otherwise)	Anodized aluminum
Entry Doors	Select solid fire retardant Timber Doors	Stain or clear finish
Glazing	All Glazing	Pilkington Comfort Plus
Timber panels to glazing	FC sheet /plywood internally	Stain or acrylic paint finish
Copper cladding - Southside Bedroom Windows	FC sheet on timber /metal framing	Copper



# A Naturally Smart Investment



Binna Burra Sky Lodges are an exclusive freehold development totally surrounded by over 22,000Ha of World Heritage Lamington National Park. Each apartment is north facing enjoying one of Australia's best views.



A scenic half hour drive from the Pacific Motorway, Binna Burra Lodge is the closest mountain resort to the Gold Coast



Escape to your own piece of paradise at any time of your choosing and have piece of mind that when you are not there - Binna Burra Lodge will manage your investment as part of their premium accommodation range.



As an owner of Binna Burra Sky Lodges you will benefit from an investment return as well as working collaboratively with Binna Burra Lodge to ensure the continued sustainability of this Queensland tourist icon.



In a unique and mutually beneficial partnership the apartments will operate as part of the lodge to allow seamless management of the whole complex.



The smart dual key design of design offers both variety in purchase options and flexibility in use and optimises rental return.



## **Corporate Fees/Sinking Fund (Estimate)**

\$1,646pa for a One Bedroom Suite, \$4,361pa for 2 Bedroom, \$4,649pa for a 2 Bedroom dual key Apartment and \$6,007pa for 3 Bedroom dual key



## **Utilities Charges (Estimate)**

\$1,467pa for a One Bedroom Suite, \$3,889pa for 2 Bedroom, \$4,144pa for a 2 Bedroom dual key Apartment and \$5,354pa for 3 Bedroom dual key



## **Council Rates (Estimate)**

\$900pa for a One Bedroom Suite, \$1200pa for 2 Bedroom Apartment and 2 Bedroom dual key Apartment and \$2100pa for 3 Bedroom dual key



## **Building Commencement Date**

Construction is anticipated to commence in early 2010



## **Building Completion Date**

Anticipated completion date is end of 2010/early 2011



## **Title Description**

Freehold Community Title



## **Terms of purchase**

10% deposit upon signing contract payable by Bank Guarantee or cheque. Settlement within 14 days after notification of creation of new Titles.



# Investment Analysis

You can own your own slice of Binna Burra, and use your private apartment as well as receiving rental income as part of one of Australia's finest wilderness lodges. Binna Burra Lodge will be the manager of the Sky Lodges and as such will bring a wealth of experience in the management, operation and marketing. Income generated from visitors staying at the Sky Lodges will be pooled and shared between owners and BBL. As a guide for purchasers we provide the following estimates of the anticipated financial return for the Sky Lodges.

Note	One Bedroom Suite				2 Bedroom Apartment				2 Bedroom Dual Key Apartment				3 Bedroom Dual Key Apartment				
Average Sale price	\$310,000	\$310,000	\$310,000	\$310,000	\$725,000	\$725,000	\$725,000	\$725,000	\$760,000	\$760,000	\$760,000	\$760,000	\$1,010,000	\$1,010,000	\$1,010,000	\$1,010,000	
Plus - Furniture package	\$15,000	\$15,000	\$15,000	\$15,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$45,000	\$45,000	\$45,000	\$45,000	
Total Average cost	\$325,000	\$325,000	\$325,000	\$325,000	\$760,000	\$760,000	\$760,000	\$760,000	\$795,000	\$795,000	\$795,000	\$795,000	\$1,055,000	\$1,055,000	\$1,055,000	\$1,055,000	
<b>INCOME</b>																	
Occupancy Rate	1	50%	60%	70%	80%	50%	60%	70%	80%	50%	60%	70%	80%	50%	60%	70%	80%
Owners proportion of total pooled rent	2	\$17,126	\$20,552	\$23,977	\$27,402	\$40,050	\$48,060	\$56,069	\$64,079	\$41,894	\$50,273	\$58,652	\$67,030	\$55,595	\$66,714	\$77,833	\$88,952
<b>Less OPERATING EXPENSES</b>																	
Body Corporate/Sinking Fund (Estimate)		\$1,646	\$1,646	\$1,646	\$1,646	\$4,361	\$4,361	\$4,361	\$4,361	\$4,649	\$4,649	\$4,649	\$4,649	\$6,007	\$6,007	\$6,007	\$6,007
Utilities (Estimate)		\$1,467	\$1,467	\$1,467	\$1,467	\$3,887	\$3,887	\$3,887	\$3,887	\$4,144	\$4,144	\$4,144	\$4,144	\$5,354	\$5,354	\$5,354	\$5,354
Rates (Estimate)		\$900	\$900	\$900	\$900	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$2,100	\$2,100	\$2,100	\$2,100
Total ownership costs	3	\$4,013	\$4,013	\$4,013	\$4,013	\$9,449	\$9,449	\$9,449	\$9,449	\$9,993	\$9,993	\$9,993	\$9,993	\$13,461	\$13,461	\$13,461	\$13,461
Cash profit		\$13,114	\$16,539	\$19,964	\$23,390	\$30,601	\$38,611	\$46,621	\$54,631	\$31,901	\$40,279	\$48,658	\$57,037	\$42,134	\$53,253	\$64,372	\$75,491
Cash yield	4	4.0%	5.1%	6.1%	7.2%	4.0%	5.1%	6.1%	7.2%	4.0%	5.1%	6.1%	7.2%	4.0%	5.0%	6.1%	7.2%
<b>Taxation aspects from ownership</b>																	
Amount borrowed (80%)		\$260,000	\$260,000	\$260,000	\$260,000	\$608,000	\$608,000	\$608,000	\$608,000	\$636,000	\$636,000	\$636,000	\$636,000	\$844,000	\$844,000	\$844,000	\$844,000
Interest expense on borrowings (7.5%)		\$19,500	\$19,500	\$19,500	\$19,500	\$45,600	\$45,600	\$45,600	\$45,600	\$47,700	\$47,700	\$47,700	\$47,700	\$63,300	\$63,300	\$63,300	\$63,300
Estimated Depreciation based on 4%		\$13,000	\$13,000	\$13,000	\$13,000	\$30,000	\$30,000	\$30,000	\$30,000	\$32,000	\$32,000	\$32,000	\$32,000	\$43,000	\$43,000	\$43,000	\$43,000
Interest plus depreciation		\$32,500	\$32,500	\$32,500	\$32,500	\$75,600	\$75,600	\$75,600	\$75,600	\$79,700	\$79,700	\$79,700	\$79,700	\$106,300	\$106,300	\$106,300	\$106,300
less cash profit		\$13,114	\$16,539	\$19,964	\$23,390	\$30,601	\$38,611	\$46,621	\$54,631	\$31,901	\$40,279	\$48,658	\$57,037	\$42,134	\$53,253	\$64,372	\$75,491
Net tax deduction		\$19,386	\$15,961	\$12,536	\$9,110	\$44,999	\$36,989	\$28,979	\$20,969	\$47,799	\$39,421	\$31,042	\$22,663	\$64,166	\$53,047	\$41,928	\$30,809
Anticipated Tax refund	5	\$9,015	\$7,422	\$5,829	\$4,236	\$20,925	\$17,200	\$13,475	\$9,751	\$22,227	\$18,331	\$14,434	\$10,538	\$29,837	\$24,667	\$19,497	\$14,326
Investment return after tax																	
Based on 80% borrowings	5	\$2,628	\$4,461	\$6,293	\$8,126	\$5,925	\$10,211	\$14,496	\$18,781	\$6,427	\$10,910	\$15,393	\$19,875	\$8,671	\$14,620	\$20,568	\$26,517
Based on 0% borrowings	5	\$13,061	\$14,893	\$16,726	\$18,558	\$30,321	\$34,607	\$38,892	\$43,177	\$31,947	\$36,429	\$40,912	\$45,395	\$42,537	\$48,485	\$54,434	\$60,383

Notes All figures include GST

- 2008/09 recorded occupancy rate for existing ensuited rooms at Binna Burra Lodge was over 62%.
- Owner proportion of half of anticipated gross rental income (less FF&E contribution) - based on current BBL tariffs  
FF&E includes contents and public liability insurance
- Includes anticipated ownership costs, excluding finance and land tax.
- Cash Yield, before depreciation and finance costs
- Assuming marginal tax rate of 46.5%

Disclaimer: The figures above illustrate an outcome calculated from the values and the assumptions contained in the model. The information is provided in good faith however it is in no way intended to be a guarantee of future performance. The figures are provided on the basis no person using the information, in whole or part, shall have any claim against Binna Burra Lodge Ltd or Casleyville Pty Ltd, their servants, employees or consultants. Independent financial advice should be obtained by any interested parties.



## Important information about Binna Burra Sky Lodges

# Community Titles Scheme

### 1. General

One of Australia's longest-established nature-based resorts, Binna Burra Mountain Lodge was founded in 1933 by Arthur Groom and Romeo Lahey. These two pioneering conservationists shared a vision to create a place where people can stay and experience the beauty of the Lamington National Park rainforest. Through interpretive walks and educational programs, they believed more people would become committed to preserving this natural wilderness for future generations.

In the early 1930s, they purchased the last freehold titles on the boundary of Lamington National Park and formed a public company to fund the establishment of what was to become Binna Burra Lodge Limited ("BBL") which currently owns the resort and the land being developed.

As part of this ongoing commitment, the current board of BBL has decided to construct 18 new apartments in 4 lodges on the ridge directly to the east of the Resort. The site for this development is a unique lot of 5367m<sup>2</sup> (Lot 1 on RP 124596) currently owned by BBL.

The new Binna Burra Sky Lodges will all be facing north enjoying one of Australia's most spectacular views. They are now offered for purchase by those wishing to enjoy the mountain experience.

### 2. What you are buying

By signing the Contract, you are offering to buy a Lot in the Binna Burra Sky Lodges Community Titles Scheme.

When a person becomes the owner of the Lot, that person also becomes a member of the Body Corporate for the Scheme, which represents Owners and holds the Common Property and other Body Corporate assets for the Owners.

As Owner of a Lot in the Scheme, a person will have a right to vote at Body Corporate meetings and you will be required to pay Body Corporate Levies.

The Body Corporate will have a Caretakers Agreement with BBL, to provide the external maintenance of the buildings and common property, provide bushfire prevention management and arrange building and public liability insurance,

The Body Corporate will have a Utilities Agreement with BBL for management of the provision of utilities including electricity, gas, water, waste water reticulation, rubbish removal and data services.

In purchasing a Lot you acknowledge there is a Lease in place in favour of BBSL which will make available the lot for use by BBL as part of its Tourist Resort and facilities. Income from the letting out of the Lots to resort guests by BBSL will be shared equally between BBSL and the owners

### 3. Access/Parking

Binna Burra Sky Lodges CTS has direct access to Binna Burra Road. However for security and administration reasons vehicular access to Binna Burra Sky Lodges will be via the resort owned by BBL. This access from the road, existing carpark and "energen" track, is to be recognised by a formal easement registered on the title of the BBL land.

Parking for guests of the Sky Lodges is provided in the shared parking space along the access road within the lot.

### 4. Community Title

To facilitate the creation of these new apartments (Lots), land owned by BBL will be subdivided by Building Format Plan under the Provisions of the Body Corporate and Community Management Act and the Land Title Act.

Once completed it is intended that the new Lots will be part of a "Binna Burra Sky Lodges Community Titles Scheme (CTS)" consisting of the 18 apartments, 1 Managers Commercial lot in the ownership of BBL; and Common Property including recreation facilities, pathways and car parking. The number of lots and configuration may vary.

Each owner or occupier of a lot in the Scheme will have full access to the Binna Burra Lodge grounds and facilities. These rights are contained in the Facilities Licence Agreement.

The Scheme will blend seamlessly with Binna Burra Mountain Lodge resort and facilities. Accordingly all owners and occupiers must comply with the requirements of the Mountain Lodge Resort and its management.

### 5. Lease

The construction and sale of Binna Burra Sky Lodges is part of the strategy of BBL to give additional choice of accommodation to persons desiring the Binna Burra experience.

Each apartment offered for sale by BBL is subject to a lease to Binna Burra Sky Lodges Pty Ltd ("BBSL") for 5 years with four options of 5 years each. The Lease provides for management and rental of the Lots to visitors of the Resort.

Subject to the Lease each owner at their discretion will have exclusive use of their apartment for a maximum period of 28 days per annum.

The Lease provides for the Pooling of the income generated from the sub-letting of the apartments (lots) to resort guests by BBSL.

Income from the letting out of the Lots to resort guests will be shared equally between BBSL and the owners. The collective owners income will be pooled and distributed in accordance with the Lease in the "Owner's Proportion". Owners Proportions are based on the proportion of an apartments purchase price to the total price of all 18 apartments.

Under the Lease management of the resort activities, bookings and promotion, cleaning, laundry and housekeeping will be undertaken by BBL.

The Furniture, Fittings and Equipment (FF&E) in each Lot will be maintained and insured (contents insurance, public liability) by BBL in accordance with the lease agreement. A FF&E contribution will be deducted from the gross rental to cover these expenses.

*Continued over...*



## Important information about Binna Burra Sky Lodges

# Community Titles Scheme

... from previous page

## 6. Costs associated with ownership of your lot

### Rates and Land Tax

You will be responsible for the payment of local authority rates issued for your Lot. You may also be liable for land tax under applicable legislation. This will depend on your particular circumstances and you should seek advice from your accountant or lawyer with regard to land tax.

### Body Corporate Levies

Body Corporate Levies will cover the costs of the Body Corporate Management and the Caretaker Agreement.

The Body Corporate will formulate annual expenditure budgets for the Scheme which are payable by all members of the Scheme in the form of Body Corporate Levies. The Body Corporate will also establish a sinking fund to cover estimated capital costs for the Common Property.

Details of anticipated Body Corporate Levies payable by you as owner of the Lot during the first year of the Scheme are set out in a Disclosure Statement in the contract.

Total estimates of Body Corporate and Sinking Fund levies are summarized in the Investment Analysis.

### Utility Charges

Utilities charges will cover the costs associated with the provision of all utilities as per the Utilities Agreement. Total estimates are summarized in the Investment Analysis.

### Insurance

Building and external public liability insurance are part of the Body Corporate levies. Apartment contents and internal public liability insurance are part of the FF&E cost paid by BBSL in the Lease.

## 7. Body Corporate Management

The Body Corporate will engage a professional Body Corporate Management company to manage the Administration, Finance and Audit for the Body Corporate.

## 8. Caretaker Agreement

The Body Corporate and Binna Burra Lodge Limited ("BBL") will enter into a Caretaker Agreement in respect of Binna Burra Sky Lodges.

Under this Caretaker Agreement, BBL on behalf of the Body Corporate will -

- Maintain the external surfaces of the Binna Burra Sky Lodge buildings and the surrounding lands
- Provide for Bushfire Prevention Management
- Arrange insurance to cover the buildings and public liability claims in respect of the Common Property in the Scheme.

## 9. Utilities Management Agreement

With the exception of mains power, Binna Burra Mountain Lodge resort has for over 70 years been self sufficient. It has its own private water source and reticulation system and treats all of its waste water on site.

It is intended BBL will be engaged by the Body Corporate to administer, operate, manage and provide utility services and to render accounts to customers of the utility services.

In particular - Power Supply, Water Supply, first response Fire Fighting Services, Gas reticulation and supply, Waste water reticulation and treatment, Waste and Rubbish collection, Telephone, internet and data communications

Such engagement will be in the form of the Utilities Management Agreement.

Consumption of electricity usage for your Lot is intended to be separately metered however the total scheme's electricity consumption will be aggregated and accounts issued (including an administration charge) to each owner in the "owner proportions" contained in the Lease.

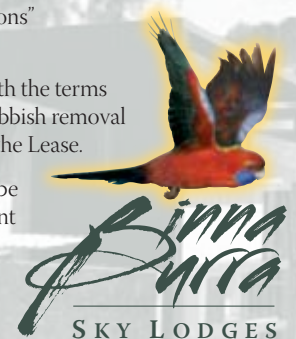
Gas reticulation will be supplied by the Utility Contractor in accordance with the terms of the Utility Management Agreement. It is proposed for a single gas tank to be located on common property. Gas consumption will be aggregated and accounts issued (including an administration charge) to each owner in the "owner proportions" contained in the Lease.

Water will be supplied by the Utility Contractor to the boundary of the Scheme Land. The current external supply is gravity fed from the Coomera River in accordance with an agreement between the State Government and BBL. Water usage for your Lot is not intended to be separately metered. A single meter in common property will be read and maintained by the Body Corporate. Water consumption will be aggregated and accounts issued to each owner in the "owner proportions" contained in the Lease.

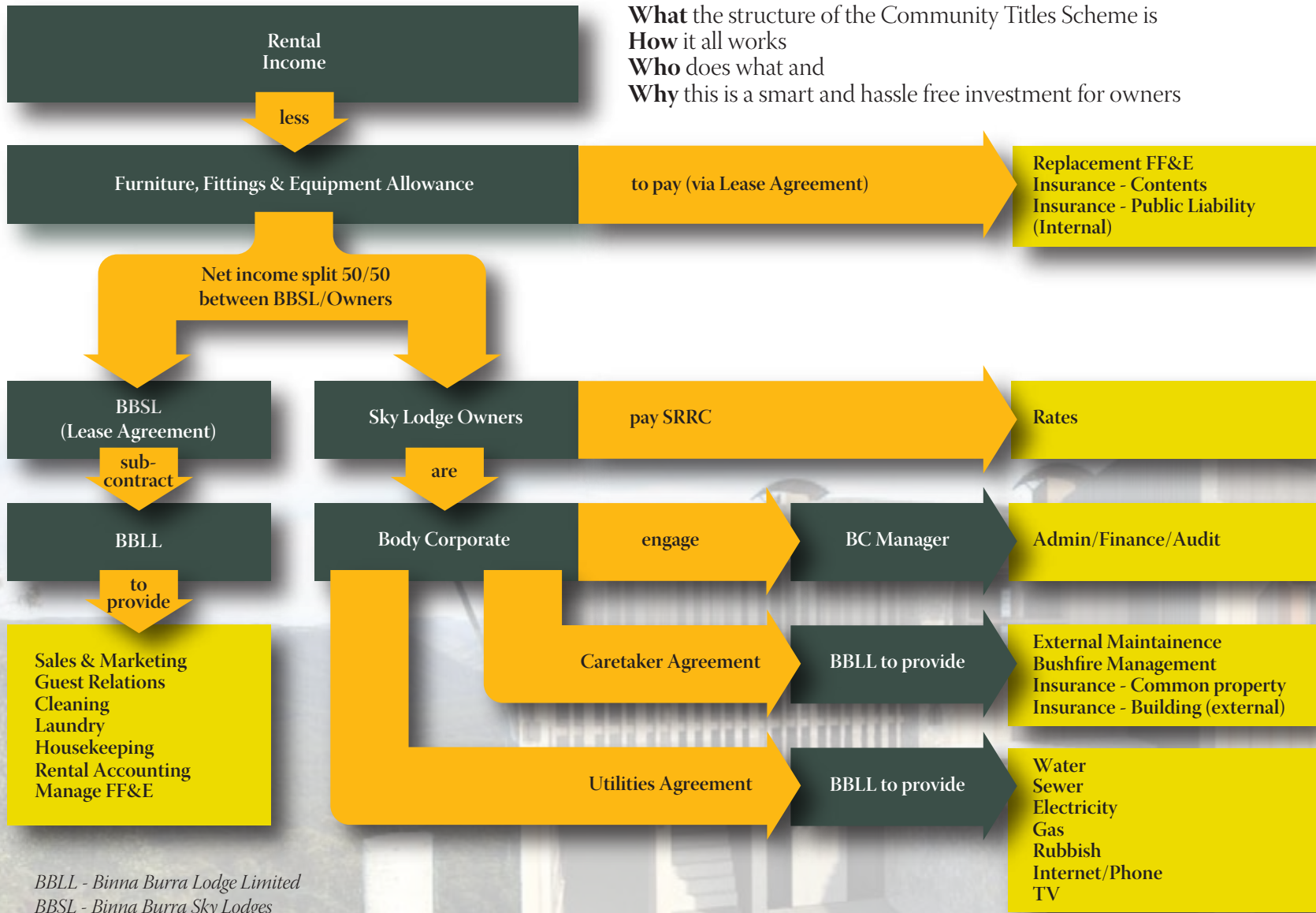
Waste water reticulation and treatment will be supplied by the Utility Contractor in accordance with the terms of the Utilities Management Agreement. The current waste water treatment plant is operated by BBL as part of its operations and will be made available to the Scheme. A Utilities Charge will include an annual waste water connection fee on a per service basis calculated in the "owner proportions" contained in the Lease.

Rubbish Removal will be supplied by the Utility Contractor in accordance with the terms of the Utility Management Agreement. A Utilities Charge will include an rubbish removal fee on a per service basis calculated in the "owner proportions" contained in the Lease.

Various Data services (for internet and TV) will be supplied to each Lot and be managed and maintained by the Body Corporate via the Utilities Management Agreement with BBL. It is not intended to meter usage by each Lot. A Utilities Charge will include a fee to cover the costs of providing Data services to each Lot on a pro rata basis in the "owner proportions" contained in the Lease

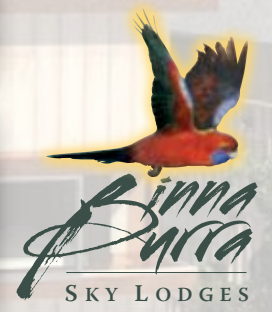


# CTS Structure



**What** the structure of the Community Titles Scheme is  
**How** it all works  
**Who** does what and  
**Why** this is a smart and hassle free investment for owners

BBLL - Binna Burra Lodge Limited  
 BBSL - Binna Burra Sky Lodges



# The offer at a glance



-  Limited release of 18 only – 1,2 and 2,3 bedroom dual key apartments
-  Your opportunity to purchase freehold title within the World Heritage Listed Lamington National Park
-  All units enjoy north facing uninterrupted views
-  Full access to all Binna Burra Lodge facilities and activities
-  Fully managed and maintained by Binna Burra Lodge
-  Investment grade returns with opportunity for own use
-  Environmentally sensitive, solar passive and energy efficient design
-  Available for sale now.
-  For further information contact  
Binna Burra Sky Lodges  
c/- 187/26 Felix St, Brisbane Q 4000

Or call Tim Medhurst

Tel: 0417 068 682 Fax: 07 3012 8226

Email: [skylodges@binnaburralodge.com.au](mailto:skylodges@binnaburralodge.com.au)

