

SOUTHPORT CENTRAL

RAPTIS GROUP
GOLD COAST QLD



CENTRE OF ATTENTION

Creating cosmopolitan living at its finest, the \$700 million Southport Central Project being developed by Raptis Group Ltd will redefine Queensland's Gold Coast region. Combining residential, commercial and retail, Southport Central is to become a Central Living District (CLD) where residents can work, rest and play.

The multi-purpose development encompasses three unique towers each with commercial and retail space. It is transforming Southport into a vibrant, active destination bringing CBD living to the water.

Raptis Group is at the forefront of integrated residential, resort, retail and commercial development and is responsible for creating the most mixed-use developments on the Gold Coast.

The Southport Project is one of the largest mixed use development currently under construction in Australia. Construction of Tower 1 was completed in August 2006 and quickly sold out of its residential apartments and commercial space. Construction of Tower 2 is now well underway and due for completion in April 2008.

Consisting of 268 luxury apartments over 39 levels with retail and commercial over 8 levels, Tower 1 has panoramic views from Broadwater to Hinterland and Surfers Paradise.

Designed by the design team at Raptis in conjunction with Archidiom Design Group, Tower 1 comprises three, two and one bedroom apartments each with ducted Air Conditioning, gourmet kitchens, high quality interior finishes

and floor to ceiling windows. Broadband, cable TV and direct telephone exchange access is also fully available.

Also incorporated into the development is a range of leisure and recreational features, such as lush tropical landscaping, barbeque and entertainment area, Spa, sauna and steam room and an outdoor pool. All these features are exclusive to residents and their guests.

The commercial offices incorporate modern, innovative designs including smart wiring, suspended ceiling, separate access for each office and spectacular views over Southport and Broadwater.

Tower 2 will consist of 262 two and one bedroom apartments over 39 levels. It will

include the same high quality finishes and features as Tower 1. Final planning has been completed for Tower 3 and is in early stages of construction.

Southport is home to approximately 25 000 people and 8000 businesses, and encompasses a diverse range of venues including the Gold Coast City Council Library, Hospital and Griffith University.

Raptis conducted meticulous research and studies during the planning stage to ensure Southport Central not only added to the current environment, but it met the needs of property owners, residents and tenants.

A simple tour of the Gold Coast would reveal the impact Raptis has had on the built

environment. Raptis is recognised for creating new trends in architectural design and has received numerous state and national awards for its achievements.

Already the group has received recognition for Tower 1 of the Southport Central Project, obtaining the 2007 QMBA Gold Coast Housing and Construction Award for Retail facilities over \$10 million.

Established on the Gold Coast in 1973, Raptis quickly became recognised for creating timeless architectural elements, pioneering design and a strong focus on lifestyle. Within a very short time the Raptis Group design has lined the Gold Coast Skyline, and is a style that has since been emulated all around Australia.

The group has created a strong reputation for high quality projects that not only look great but make guests feel extremely welcome.

Raptis Group strives to set new benchmarks in construction and development. The group has clearly achieved this with the Southport Central Project, creating a vibrant cosmopolitan hub with timeless appeal.

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PEOPLE POWER

Established just three years ago, Lack Group trading as (NSS) has been successful in the building industry. The company provides skilled Labourers, Traffic Control, Hoist Operators, First Aid, Safety Officers, Carpenters and Scaffolders of unequalled quality to projects ranging from Northern NSW, Gold Coast and Brisbane areas.

With the Raptis Group already one of the company's largest client, Lack Group trading as (NSS) worked again with the high profile group on the Southport Central project supplying labour.

We provide a quality service and are strongly committed to Occupational Health and Safety policies, protecting the welfare of the company's

employees. For all your labour hire requirements call us – Lack Group trading as (NSS). We can be contacted on:

Lack Group trading as (NSS)

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The stunning Southport Central will be a home, office & storefront for the people who will soon inhabit the Gold Coast Tower.



Lack Group trading as (NSS)

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"Our vision at Archidiom is to enhance the quality of our client's lives and we commit to this on a daily basis with innovative design, creative use of space and attention to detail."

Archidiom Design



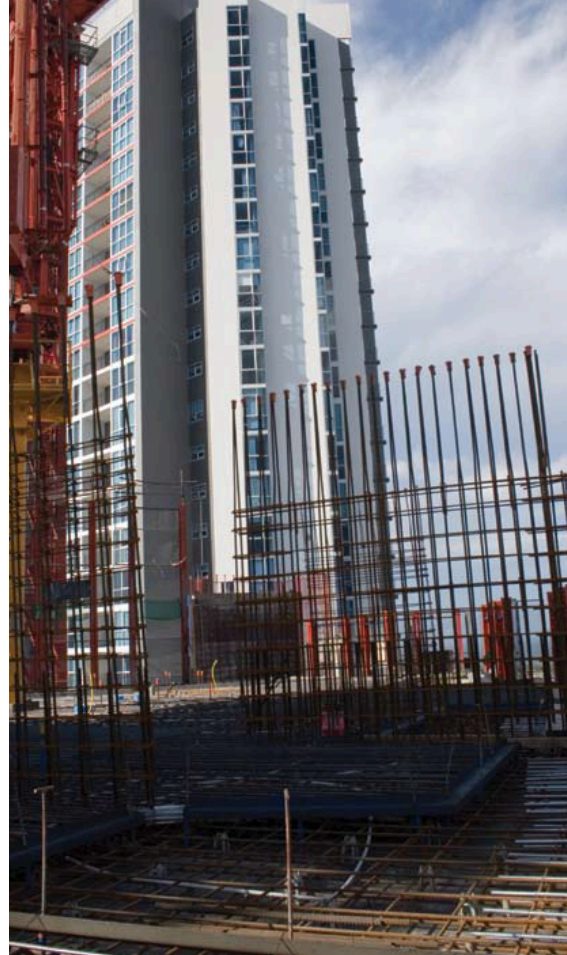
Archidiom Design was founded on the Gold Coast in 1999 by its two directors Philip Rerrie and Michael Chan. With the philosophy that building, like language, forms the foundation of many of our cities today, the directors draw on their combined experience to create a vehicle for the team of Architects and Designers to come together to share their vision in creating a unique style of architecture. Their range of experience is as diverse as the team itself. From designer homes, hotels and resorts to multi-level residential, retail and commercial offices now embodies the long list of award winning projects Archidiom Design has to its credit.

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ArchidiomDesign
architecture | interiors | master planning



THE RIGHT FIX

Currently the largest mixed use development under construction in Australia, the prestigious Southport Central Project is set to redefine the Broadwater area, transforming Southport into a cosmopolitan hub. Eureka Steelfixing was engaged by Raptisgroup for all steelfixing services on the project.

While Eureka is a relatively new company, having only been established since 2003, it's their particular commitment to quality, efficiency and safety that has seen the company gain tremendous success in its short existence.

Steelfixing is a difficult process involving reinforcing concrete with steel. This requires careful planning and implementation to ensure the concrete is properly strengthened and a building's structure does not weaken over time. Eureka's team of skilled employees have many years of

experience and knowledge in the industry, and particular expertise in concrete reinforcement.

The implications Southport Central will have on the Gold Coast region is huge, and such a timeless project requires the superb skills of experienced professionals.

Eureka's proactive approach towards safety, efficiency and quality has allowed the organisation the opportunity to work on this, and many other prestigious projects throughout Queensland and Victoria. And Eureka's achievements and proficiency have not gone unrecognised.

Eureka has received several awards in recent years, including the Subcontractor award for commitment to safety, environment, quality and relationships; for their work on the Green Square project in 2006.

The incredible work ethic displayed by Eureka is testament to the communication and relationship between management and staff, ensuring everyone is kept in the loop. In turn this has increased the already impeccable service for clients who are now able to reach Eureka 6 days per week.

Time was a constant factor during construction, with Eureka needing to comply with very tight time demands between completing the steel reinforcement and pouring of the concrete. The incredible work ethic displayed by employees saw this task completed on time and on budget.

Eureka was involved with the Southport Central Project for 14 months and their participation in this spectacular project is cementing it as a leading company in steelfixing throughout Queensland.

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PREMIER SCAFFOLDING SUPPORT

Uni-span Australia has been helping developers build large scale projects like Southport Central on time and on-budget since 2001.

Beginning on the Gold Coast, the company has progressively expanded operations into Brisbane, the Sunshine Coast and south into Northern NSW, and now plays a dominant role in the local industry.

In 2007 the company added guardrail services and aluminium scaffolding for complex jobs

to its portfolio. These two new divisions, Uni-span Height Safety, and Superhire, have given the company the ability to supply every part of the building support process and clients are seeing the benefits of sourcing their support from the one company.

Because Uni-span's Large Project Team have between them extensive scaffold and building experience and qualifications, your scaffolding will be put together in the way that most efficiently matches your building timetable, and its physical architecture, to make sure that you

maintain the highest levels of safety and make the most of your budget.

Uni-span supplied 700 tonnes of scaffolding for the duration of the project. Particularly challenging was keeping abreast of the Raptisgroup fast track design and construction team.

In addition Uni-span has been working closely with Pryme Formwork to provide false work support to the high level concrete areas. Jurie Roetger from Uni-span is the contract coordinator on this site.

Uni-span sells scaffold, guardrail and aluminium scaffold too, with the only shopping cart-style website in the industry. Visit www.uni-span.com.au to browse through the huge range of stock and place your enquiry.

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HIRE & HIGHER

For large scale commercial development an effective logistical supply and delivery chain is a critical foundation to the successful delivery of the project. Tight scheduling and coordination play a major role in the effectiveness of the delivery and turnaround and this in turn affects the operations of the overall project. On the Southport Central Development this aspect of the project was further complicated by the large site and the need to have raw materials and product distributed according to the developers and sub contractors time lines.

Experience gained on a number of prestige projects around Queensland's gold Coast and a long established working relationship with the developers ensured that Tai's Cranes were the natural choice for the numerous and diverse lifting jobs on the 3 acre site of the new Southport Central Development.

Tai Cranes began operations six years ago with one 12-tonne Tadano All-Terrain Crane and two staff. The company has since expanded and now operates a fleet of all-terrain vehicles with fifteen operators. Tai Cranes has also established a reputation for reliability and a 'can do' attitude through their thorough approach to OH&S, training, and the use of highly

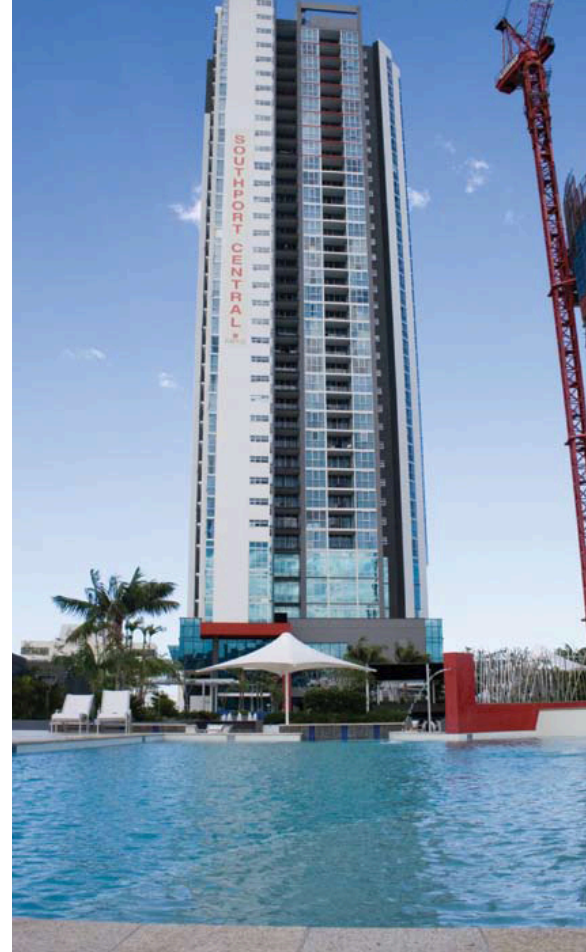
skilled operators and crew. Naturally a well maintained modern fleet has ensured mechanical reliability and a minimum of down time or mechanical delays.

In recent times the company has worked on the Chevron Renaissance project and also 'Pebbles' at Labrador. Both these projects ensured that Tai Cranes was well versed in the requirements of this sort of major development. On Southport Central Tai Cranes was on site from the initial stages of the development. The company actually performed the first lift by moving the guard house from one side of the site to the other to create better access. Their ability to coordinate with the sub contractors and developers ensured that an accurate and efficient schedule could be maintained with the minimum of fuss throughout the works.

Quite naturally the company is very proud to have been associated with a landmark project such as the Southport Central Development and there are delighted to have been able to provide their services.



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MAKING A SPLASH

As one of Queensland's foremost aquatic contractors, L & V Project Pools were the perfect choice to create stunning water features and swimming pools for the \$500 million Southport Central Project.

L & V Project Pools are specialists in building the finest customized commercial and domestic swimming pools, spas and water features. As part of the Southport Central Project they designed and built 11 water features and two swimming pools.

Southport Central is a vibrant and extremely busy area. As a result L & V Project Pools needed to ensure that special emphasis was placed in the method of waterproofing, particularly in the upstairs areas due to flexing movements in the pool decks being caused by vehicles constantly hitting speed bumps in the car-parks below.

With over 25 years of operation on the Gold Coast and South East QLD region, L & V Project Pools have earned a strong reputation as a company with meticulous attention to detail, quality construction and innovative design.

They work closely with developers to guarantee the perfect water features and swimming pools are designed. But to ensure everything is completed smoothly and to exact specifications, the company's team of experts takes care of the entire process, from outlining the idea, to quality construction and the manufacture of critical equipment.

L & V Project Pools are committed to quality, and with an excess of 80 awards their work has not gone unnoticed. The organization has won multiple SPASA and NSPI awards. For the Southport Central Project alone L & V Project Pools were presented with a gold and silver state award.

While the awards provide some gratification to L & V Project Pools, their real achievement is the thousands of satisfied customers that would gladly testify to the quality of L & V's products and their incredible customer service.

It's the trouble free yet professional approach that makes the award winning L & V Project Pools one of the most prestigious pool builders in Queensland. With affordability, competitive pricing and prompt service, the team at L & V Pools ensure that every experience with them is a pleasurable and satisfying one.

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