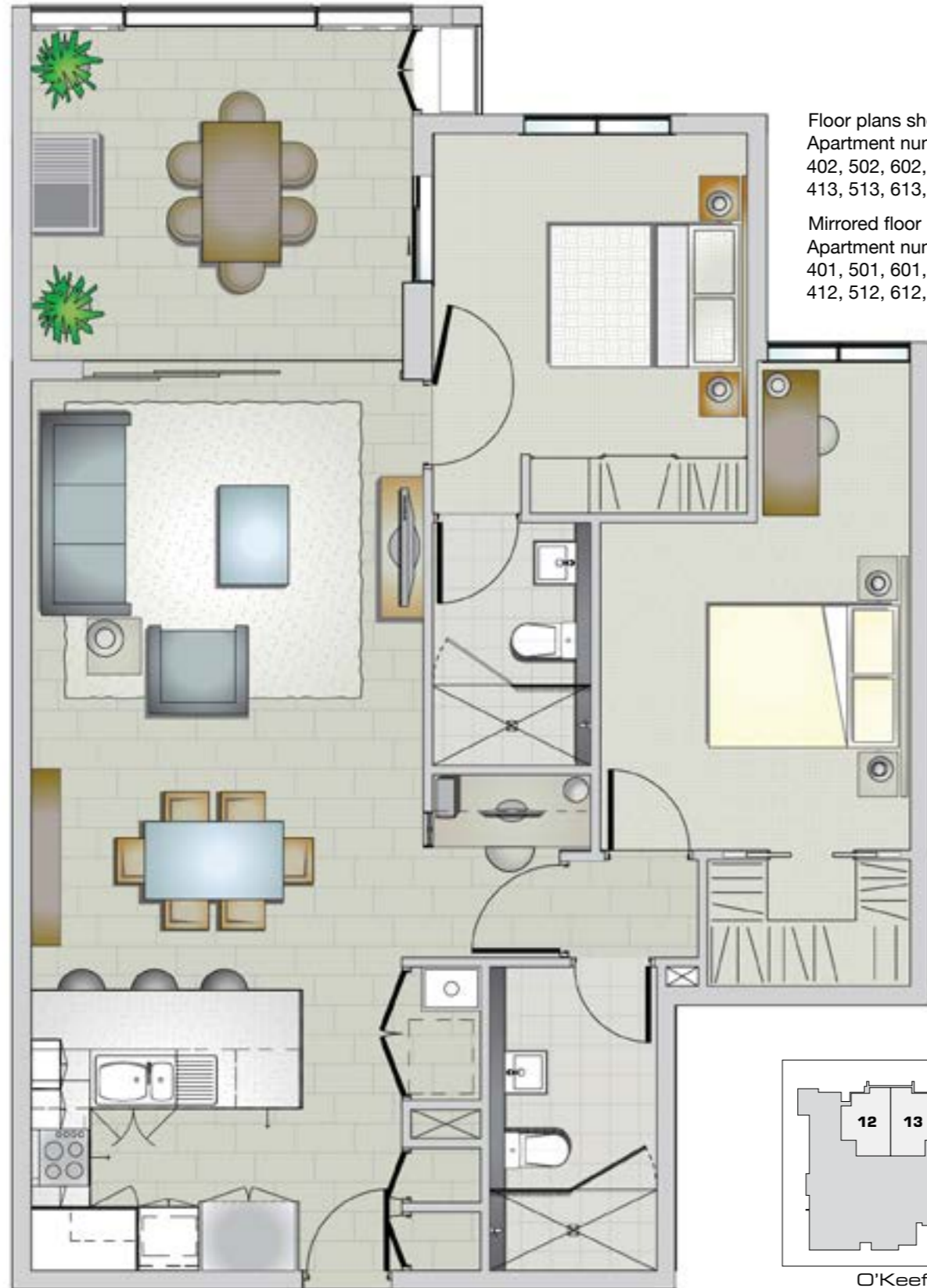




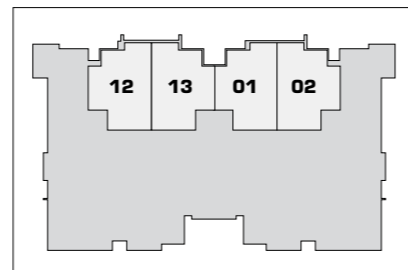
FLOOR PLANS AND BUILDING DESIGN DETAIL

Living Area: 85 sqm
Loggia: 15 sqm
Total Area: 100 sqm



Floor plans shown. Series 02, 13.
Apartment numbers: 202, 302,
402, 502, 602, 702, 802, 213, 313,
413, 513, 613, 713, 813.

Mirrored floor plans. Series 01, 12.
Apartment numbers: 201, 301,
401, 501, 601, 701, 801, 212, 312,
412, 512, 612, 712, 812.



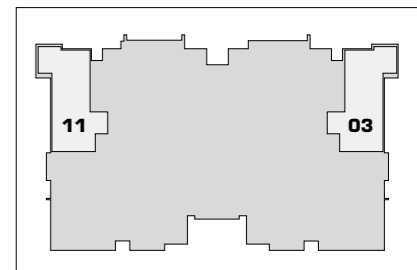
O'Keefe Street

Living Area: 90 sqm
Loggia: 15 sqm
Total Area: 105 sqm



Floor plan shown. Series 03.
Apartment numbers: 203, 303,
403, 503, 603, 703, 803.

Mirrored floor plan. Series 11.
Apartment numbers: 211, 311,
411, 511, 611, 711, 811.

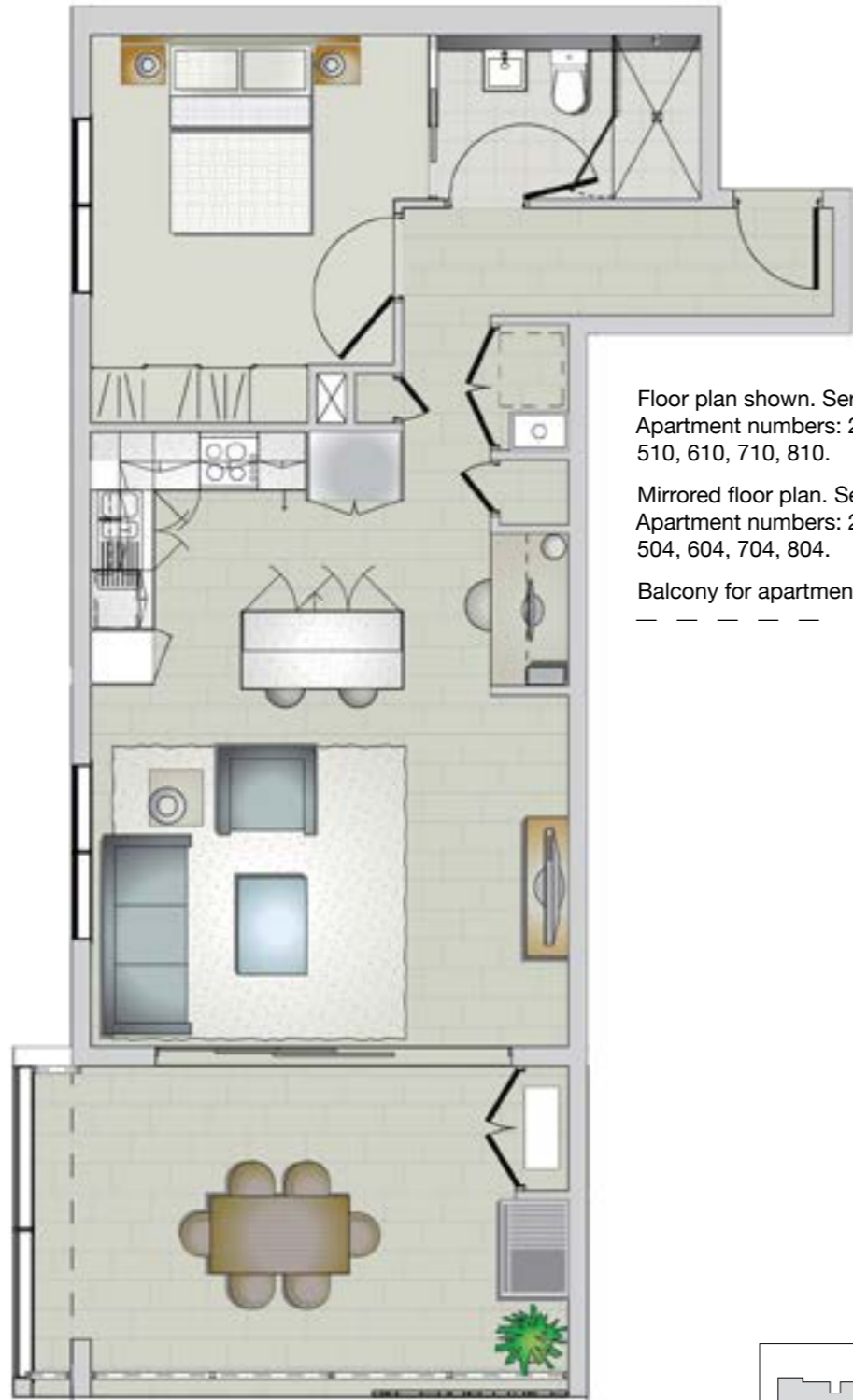


O'Keefe Street

Living Area: 60 sqm
Balcony: 20 sqm
Total Area: 80 sqm



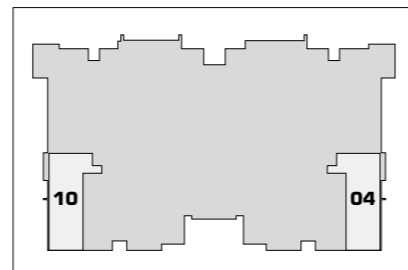
Living Area: 60 sqm
Balcony: 19 sqm
Total Area: 79 sqm



Floor plan shown. Series 10.
Apartment numbers: 210, 310, 410,
510, 610, 710, 810.

Mirrored floor plan. Series 04.
Apartment numbers: 204, 304, 404,
504, 604, 704, 804.

Balcony for apartment 204 is 30 sqm



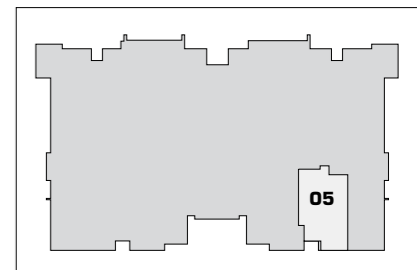
O'Keefe Street

Balcony area for apartment 204



Floor plan shown. Series 05.
Apartment numbers: 205, 305, 405,
505, 605, 705, 805.

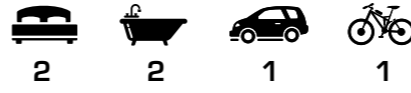
Balcony area on Level 2 is 38 sqm



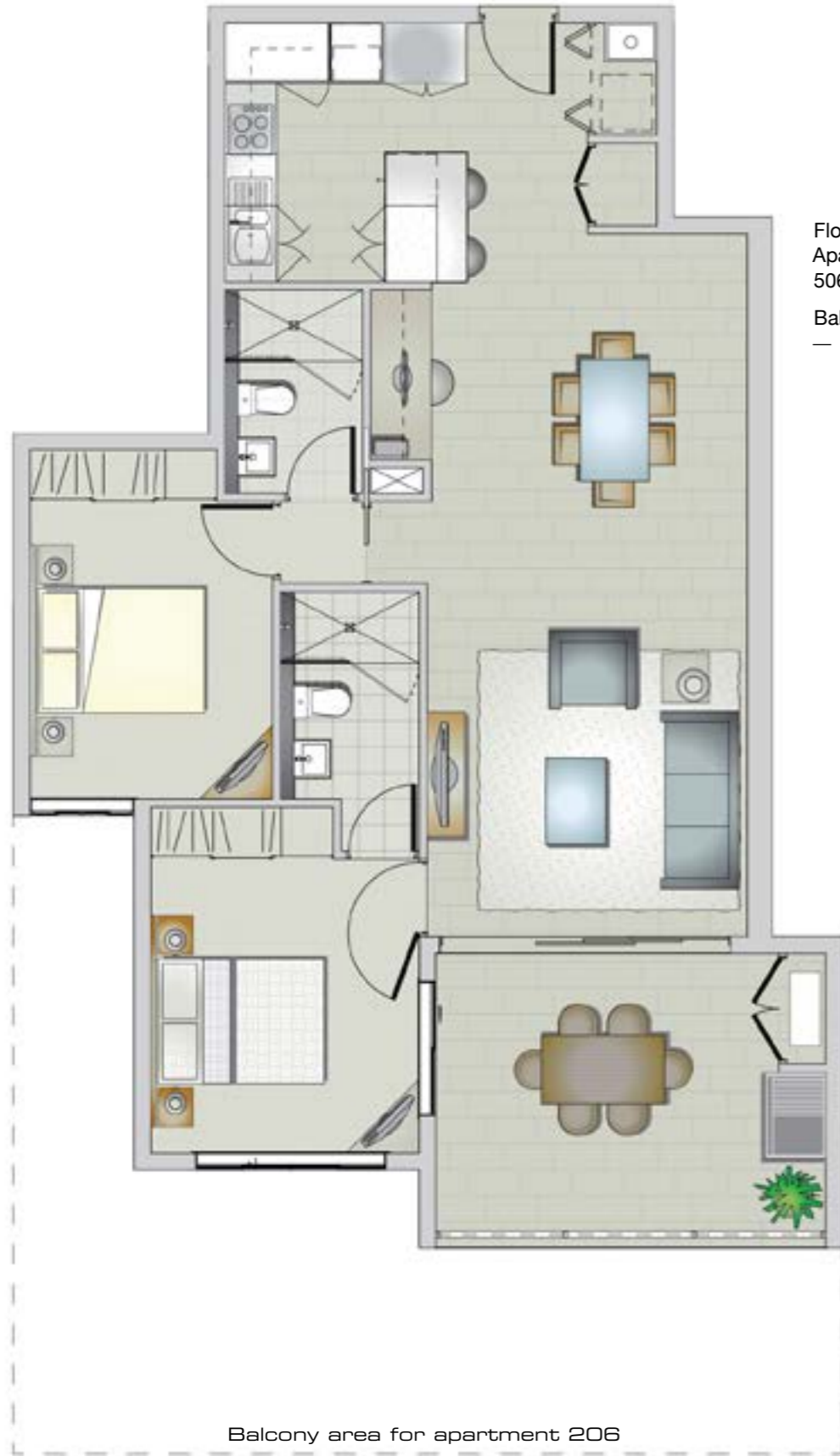
O'Keefe Street

Balcony area for apartment 205

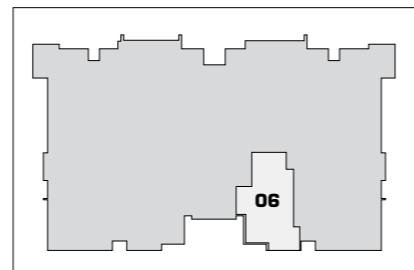
Living Area: 83 sqm
Balcony: 16 sqm
Total Area: 99 sqm



Living Area: 62 sqm
Balcony: 18 sqm
Total Area: 80 sqm



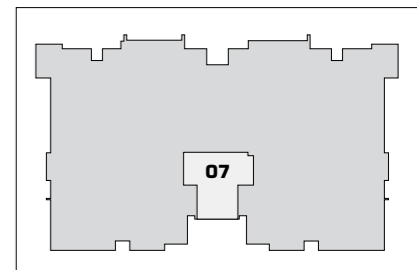
Floor plan shown. Series 06.
Apartment numbers: 206, 306, 406,
506, 606, 706, 806.
Balcony for apartment 206 is 50 sqm



O'Keefe Street

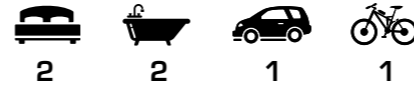


Floor plan shown.
Series 07.
Apartment numbers:
207, 307, 407, 507,
607, 707, 807.



O'Keefe Street

Living Area: 83 sqm
Balcony: 16 sqm
Total Area: 99 sqm



Living Area: 60 sqm
Balcony: 19 sqm
Total Area: 79 sqm



Radius Apartments is a stunning medium rise mixed use complex positioned on the highest point of O'Keefe Street in Woolloongabba. The development sets a new standard in design excellence in the inner southern suburbs of Brisbane.

Comprising a tower of eight (8) levels plus a resort style roof top recreation area and three levels of basement car parking, the complex boasts breathtaking city and mountain views plus retail and commercial facilities at ground level.

Capturing the essence of inner city living these stylish contemporary apartments offer the ability to live the perfect lifestyle. The over sized, light-filled apartments have been designed intelligently with weather-proof loggias and usable balconies.

Woolloongabba sits immediately south of the Brisbane CBD, only separated by the Brisbane River. It is one of the largest employment nodes outside of the CBD and includes two of Brisbane's largest medical facilities – the Princess Alexandra and Mater Hospitals. The precinct provides direct access to four university campuses and six private schools. The suburb has changed significantly as a result of substantial Government infrastructure including the new Airport Link tunnel and the South East Busway System. The \$3 billion Clem Jones Tunnel connects Woolloongabba to Bowen Hills north of the CBD, allowing residents to avoid the inner-city congestion.

Woolloongabba enjoys close proximity to Brisbane's premier entertainment and cultural hub of Southbank and is less than 500 metres from the new \$560 million Boggo Road urban village and technology precinct. Radius Apartments is superbly poised to capitalise on one of the most advantageous positions within inner city Brisbane.

Radius Apartments comprises ninety one (91) quality apartments and features:

- A mix of 1 bed + study nook and 2 bed + study nook apartments with a broad range of floor plan choices
- Retail services at ground level
- Spectacular views of City and Mountains
- Landmark location – a premier residential hotspot address
- Resident Manager with separate office at ground level

DEVELOPMENT FEATURES

Apartments

- Spacious living and dining areas designed to capture the panoramic vistas
- Architecturally designed to maximise cross ventilation, natural lighting & visual privacy
- Air conditioning to all apartments and entrance lobby
- Open plan design influence
- Generous loggias and balconies designed for indoor/outdoor living and entertaining
- Separate laundries
- Quality fittings including reconstituted stone bench tops and stainless steel appliances
- Microwave oven, cooktop, rangehood and dishwasher
- Natural ventilation provisions
- Secure basement car parking and bike rack for all apartments plus visitor parks
- Garbage chute to each level

Recreational features

- Luxurious resort style facilities including huge roof top recreation area with lap pool, 2 spas, steam room and BBQ and entertainment facilities overlooking the city
- Lush tropical landscaping to private, secure grounds and roof top area.

Security

- Electronic security system incorporating audio intercom system from apartment to front entry
- Access control via prox card system
- Secure lift access to each level
- Security access to basement car parking
- Security lighting to basement, lift lobby areas and all common property areas

Finishes

- Superior standard of finishes throughout (refer Schedule of Finishes). Two colour schemes available

Services

- Two high speed secure access lifts to each level
- On-site Resident manager
- Secure undercover car park serviced by two lifts
- Provision for cable and digital television and Internet data connection
- Three phone/fax points to each apartment (living room and master bedroom). NBN and ADSL with provision for Foxtel
- Electrical connection to main loggias/balconies

BODY CORPORATE FEES

Professional body corporate management services have been retained to administer the Body Corporate

- 1 bed \$63 per week (approx)
- 2 bed \$73 per week (approx)

BRISBANE CITY COUNCIL & WATER RATES

- 1 bed \$450 per quarter (approx)
- 2 bed \$500 per quarter (approx)

BUILDING COMPLETION DATE

- Construction is anticipated to be completed in last quarter of 2013

TITLE DESCRIPTION

- Freehold Strata Title - apartments
- Exclusive use – designated car parks and bike storage areas

TAX BENEFITS

Tax benefits are available to investors with 2.5% building depreciation allowance and depreciation of fixtures and fittings

TERMS OF PURCHASE

- Refer to Contract of Sale
- 10% deposit upon signing of Contract of Sale payable by cheque, cash, Bank Guarantee or Direct bank transfer
- Settlement within 14 days after notification of registration of the Building Format Plan

Note: Prices subject to change without notice. Prices as per current published price list

Walls

- **General** – Painted Plasterboard
- **Bathrooms** – Fully rectified ceramic tiles 200x400 polished finish full height to shower recess with feature mosaics 95x45 size. Tiles 1m high behind toilets and vanities. Wet area plasterboard to all walls
- **Skirtings** – To match wall colour, semi gloss finish. Wet areas to be tiled

Floors

- **General** – Where noted as tile: Fully Vitrified tiles 300x600 polished finish
- **Where noted as Carpet:** Premium quality 100% wool level loop pile carpet with acoustic underlay
- **Bathrooms** – Fully Vitrified tiles 300x300 polished finish
- **Balcony** – Fully Vitrified tiles 300x600 honed finish
- **Enclosed Balcony** – Fully Vitrified tiles 300x600 polished finish
- **Laundry** – Fully Vitrified tiles 300x600 polished finish

Doors

- **Entry doors** – Handles spherical knob lockset stainless steel. Solid core – fire rated – flush leaf
- **Internal doors** – Lever handles satin chrome passage set with privacy adaptor sets for bathrooms. Flush leaf

Ceilings

- White flat paint colour to flush plasterboard

Cornices

- Shadowset plaster profile or similar

Lighting, Communications and Entertainment

- Pay TV and free to air MATV cable will be installed for the building and distributed to each apartment. Bedrooms and living areas will be cabled for a telephone, data, free-to-air and pay TV
- High quality and energy efficient light fittings selected by the seller's architect

Security

- Security installations will include: intercom at lobby / foyer door at ground floor lobby with intercom monitors to all kitchens.

Hot/cold water

- Centralised hot water plant
- Hot / cold water individually metered
- Rain water harvesting

Air conditioning

- A/C to all areas of residences
- Heating by reverse cycle A/C

Kitchen

- Laminate on MR MDF board to overhead cupboards and lower cupboards
- Feature timber laminate or veneer feature
- Polished Chrome sink mixer large spout
- Reconstituted stone top with aris edging
- Tiled splash back with feature mosaics
- Pull out pantry
- Soft close to all drawers and cupboards
- **Stainless steel appliances:**
 - Electric Cook top with 4 hot plates
 - 60cm Slimline Pull out range hood
 - 60cm Built in Oven
 - 60cm Dishwasher
 - 30L Microwave

Robe

- All robes with mirrored doors with white melamine interior finish and chrome rails
- All walk in robes with white melamine interior finish and chrome rails

Ensuite, Bathroom and Powder Rooms

- Energy efficient water heads
- Ceramic semi-recessed basin with pop-up waste
- Ceramic back to wall toilet suite
- Reconstituted stone bench top
- Polished Chrome mixer and tapware
- Semi-frameless glass shower screen
- Polished Chrome towel rail
- Polished Chrome toilet roll holder
- Polished Chrome shower shelf
- Polished Chrome robe hooks
- Laminate cabinetry
- Shower on rail wall mounted

Laundry

- Fisher & Paykel Auto sensing dryer or similar
- Stainless steel tub and chrome mixer
- Where noted as tile: Ceramic 300x100 polished finish splashback

Balconies

- Fully Vitrified tiles 300x600 rough finish
- Double exterior power point

Study Nook

- Laminate bench
- Laminate to cupboards (to match kitchen)
- Acrylic window panel as natural lighting feature

Garage

- Feature sliding garage door secures all residential parking, remote controlled
- Fluorescent ceiling lights
- Purchase variation: wall mounted storage rack to sit over car bonnets at the end of parking bays
- Undercover visitor parking provided

Lifts

- Oversize lift provided for furniture and removal
- Carpet floor finish

Exterior Elements

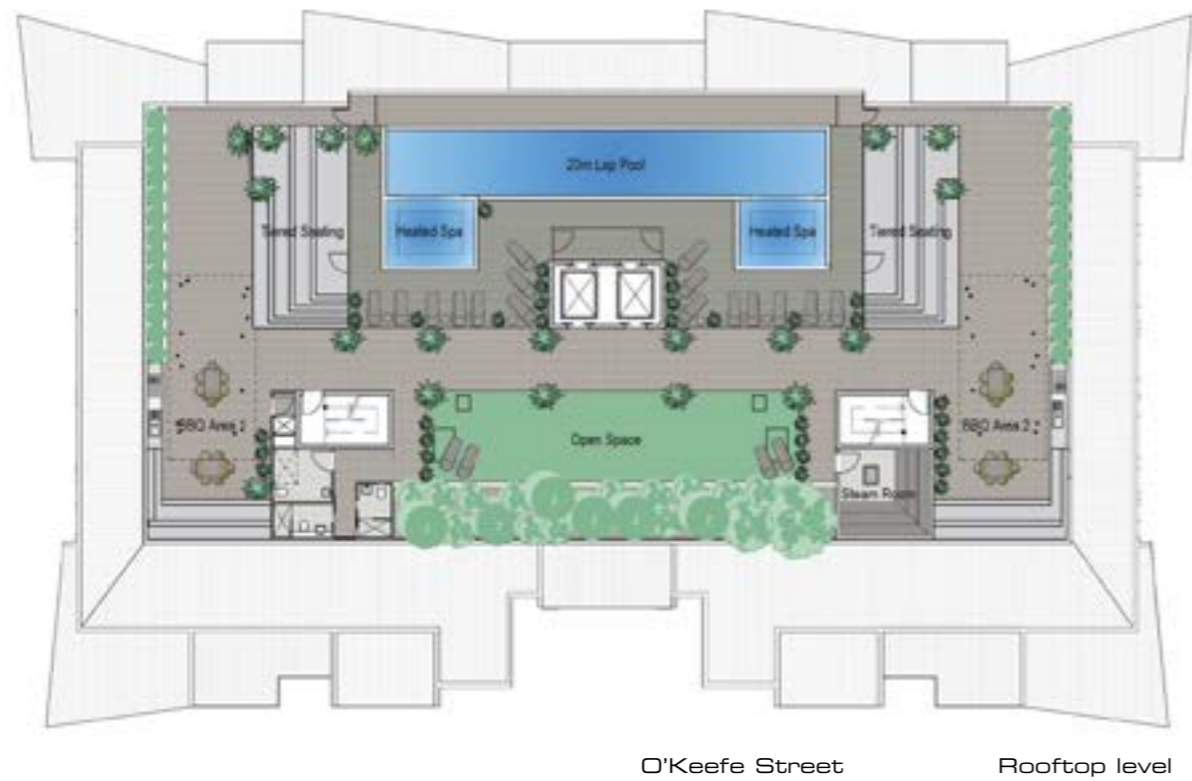
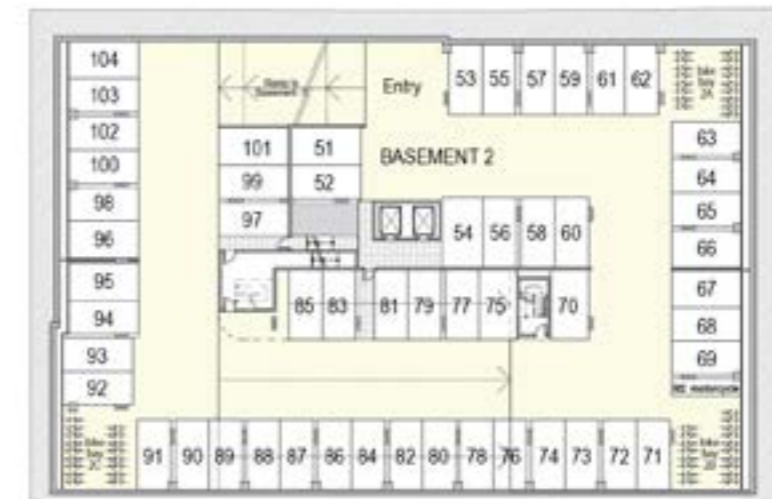
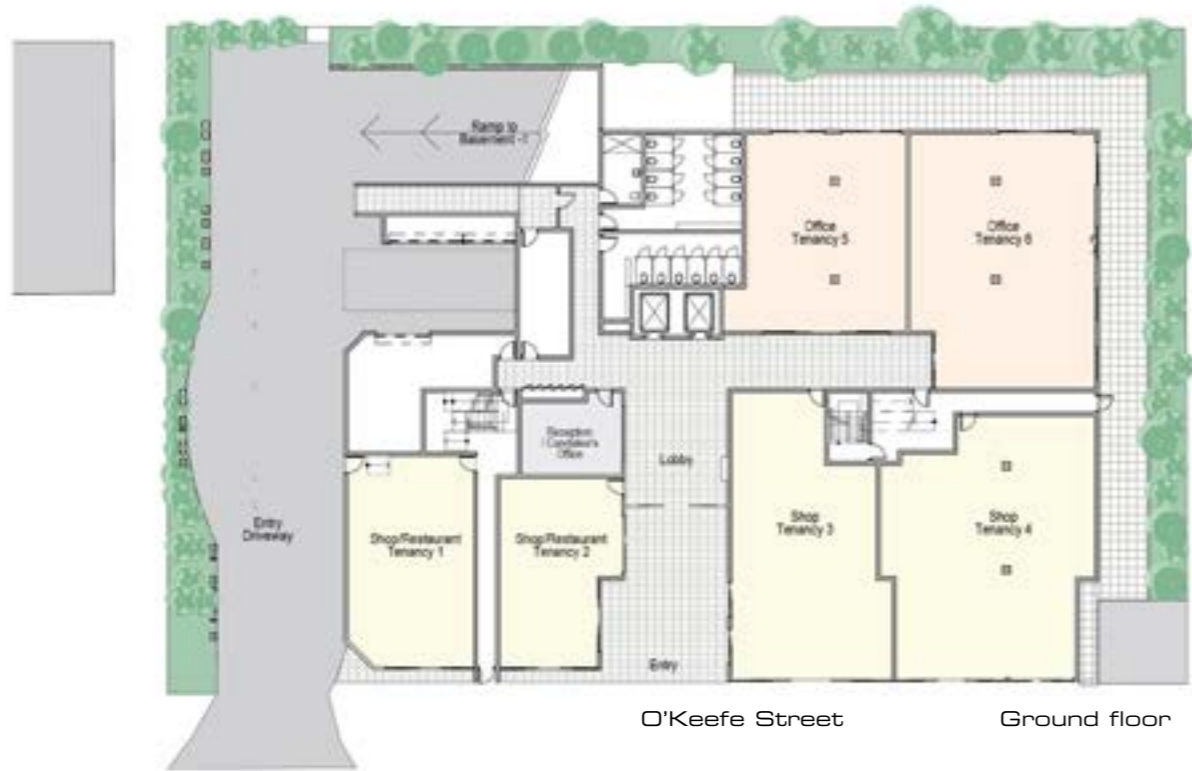
- Powdercoated finish to aluminium frames, Dulux "Silver Glo Pearl" Satin colour or similar
- Balustrades are solid & semi frameless glass and aluminium
- Low maintenance finishes to all external surfaces including Colorbond cladding all roofs and common awnings

Common Area – Flooring

- Where noted as tile: Fully Vitrified tiles 300x300 rough finish to stairs
- 100% wool carpet

Roof Deck

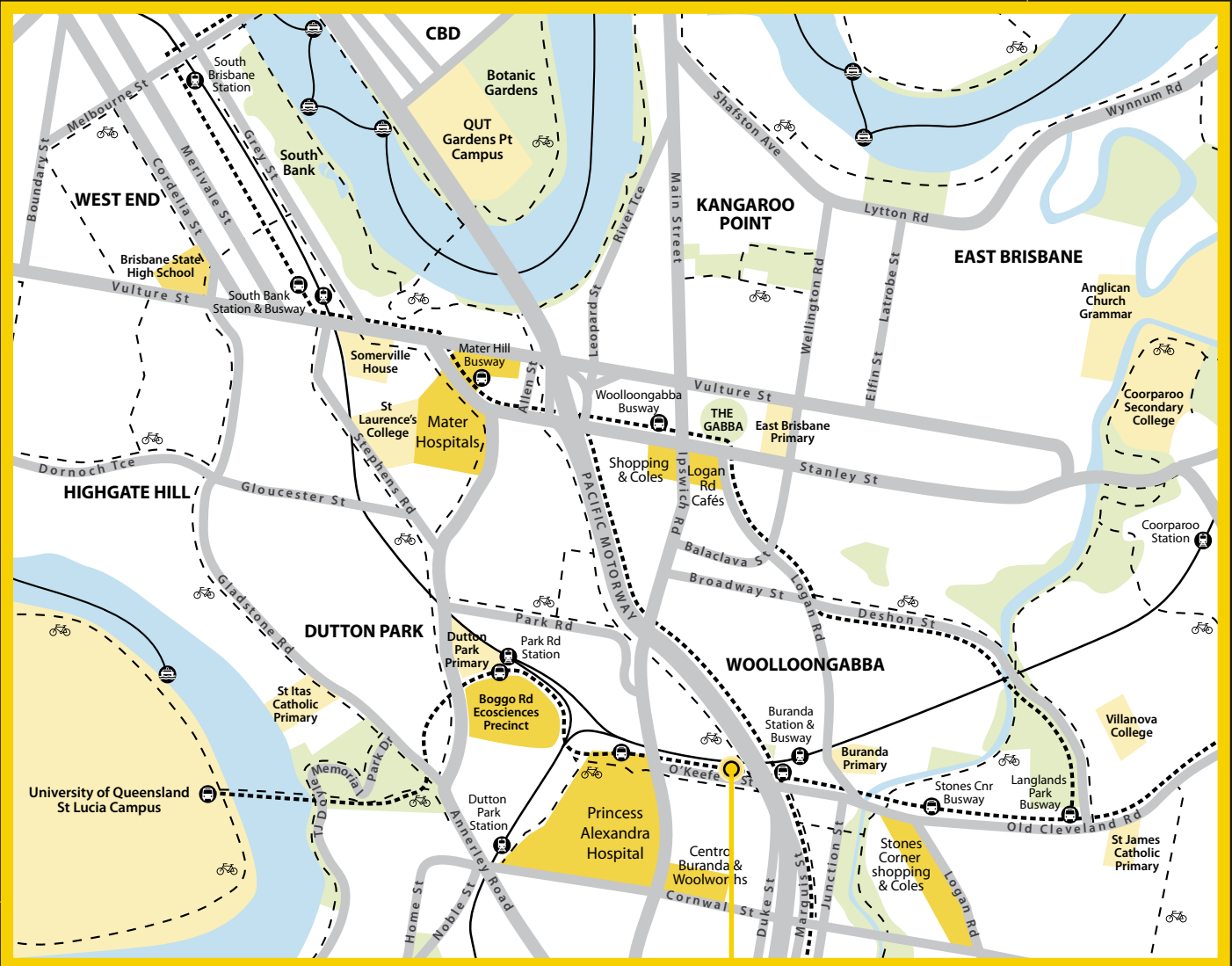
- Dual gas barbecue areas
- Steam room
- Bath facilities
- Change rooms
- Covered seating areas
- Grassed lounging areas
- 20m lap swimming pool
- Dual heated spas
- Built in tiered seating for sunbathing / lounging
- Direct light access to roof deck and pool area
- Dual barbecue sinks
- Built in party ice tubs
- Polished chrome sink mixer
- Caesarstone benchtop



An investment that opens
your eyes, not your pocket



The location of your investment future is right here



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