

FROM OUR PROPERTY MANAGEMENT TEAM

STATS YOU MIGHT BE INTERESTED IN...



- Direct beachfront properties are 40% more expensive (1.4x ?) than similar properties within 1 block from the beach.
- Direct beachfront houses are 200% more expensive (3x ??) than similar properties that are in the same suburb but not located near the beach.

JUST A THOUGHT...

What you allow is what will continue. If you want different results you need to do something different.

IMPORTANT: This is not advice. Clients should not act solely on the basis of the material contained in this newsletter. Items herein are general comments only and do not constitute or convey advice per se. Every effort is made to ensure the contents are accurate at the time of publication. Clients should seek their own independent professional advice before making any decision or taking action. We take no responsibility for any subsequent action that may arise from the use of this newsletter. Published by THE PPM GROUP - www.ppmssystem.com

GOLD COAST CRUISE TERMINAL UPDATE WHICH CRUISE PLAN WOULD YOU CHOOSE?



(THE GOVERNMENTS PICK: ASF PROPOSAL)

A FLOATING dock inside the Seaway, the Spit's parkland on its eastern side retained and only a single-storey building on Wavebreak Island.

This is the cruise ship tender by Queensland consortium Australian Cruise Ports International that the Government decided to torpedo.

Instead, the Government opted for a \$5 billion proposal by the Chinese-backed ASF group, which includes a 50-storey tower on Wavebreak Island, massive development across the Spit and requires a casino licence to be profitable.

Opponents have branded the ASF project a "land grab", forcing mayor Tom Tate late last week to ask the consortium to refine its plans and pull back on development at the Spit's Doug Jennings park.

By comparison, ACPI, with a leadership group including former National Party stalwart Mike Evans and having been through a decade of terminal protests, deliberately lodged plans with a greener tinge, -designed to bring on board some of its opponents.

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- Gold Coast Cruise Terminal Update: Which Cruise Plan would you choose?
- Are you Looking to Buy or Sell a Property.





(THE ALTERNATIVE OPTION: ACPI PROPOSAL)

The Bulletin has obtained the confidential 29-page final presentation on the Broadwater Marine Project that ACPI made in November last year as it and ASF became the last of four initial bidders for Queensland's biggest tourism project.

The presentation shows an Aboriginal culture centre is proposed on the western edge of Doug Jennings park in a deal designed to appease native title owners.

The designs also show ACPI intends to build twin resort towers — but the high-rises are planned for south of Sea World, in the Spit's commercial area.

In its key message to the Government, ACPI's submission notes "no casino but can be accommodated in the southern precinct if desired by the Government".

Detailed estimates in the submission put dredging costs for the Seaway channel, swing basin and marina stadium at an initial \$27,406,250.

In documents previously obtained by the Bulletin under Right To Information, state bureaucrats advised Deputy Premier Jeff Seeney that initial dredging costs could be up to \$50 million.

ACPI estimated ongoing dredging costs at \$800,000 a year, with the sand used to develop the marina

fingers, "formalising" Wavebreak Island and nourishing beaches.

The consortium said in its presentation that the floating berth on the southern edge of the Seaway opposite Wavebreak Island would be "built remotely and floated into place" causing minimal disruption to boat traffic and Spit users. The cruise ship component would be built first and operational by December 2016.

"Given the assumptions, with capital funding support from the development precincts, the cruise ship terminal represents a viable and attractive stand-alone project," ACPI's submission said.

ACPI sought a 90-day preferred developer period to carry out a preliminary study on whether the project required an environmental impact assessment or could proceed under sustainable planning laws.

In its key message to the Government, ACPI argued that "the concept retains much of the Spit green space with no development east of Sea World Drive".

A ferry service would be created to take tourists to Wavebreak Island to visit a proposed single-storey marine research building in a project that could include Griffith University.

"Sea World is central to the theme with it serving to link all elements both marine and land based," the submission said.

No details were provided of the Aboriginal culture centre, but ACPI's website includes an interview with Kombumerri elder Graham Dillon.

"It fits in with our culture and our environment. We put a tick in their box," Mr Dillon said.

ACPI also said navigation for cruise ships "into and out of the Seaway" would be within internationally accepted safety margins. "Simulation trials show the ACPI site is the only safe site available to large cruise ships," it said.

The Bulletin approached ACPI after obtaining its submission, but consortium leaders refused to comment.

- Paul Weston: GC Bulletin Feb 2014

ARE YOU LOOKING TO BUY OR SELL A PROPERTY?



Call us today for friendly advice. We can save you money and provide you value added information that you may normally not be aware of.

MAKING REAL ESTATE WORK FOR YOU

