

SWEEPING OCEAN VIEWS

Taking full advantage of this spectacular beachside location,
all apartments within Signature are oriented to take in ocean views.
Enjoy an inspiring canvas from your home or balcony.

Artist's impression





SIGNATURE
BROADBEACH



Artist's Impression



A LIFESTYLE DESTINATION

Positioned in the highly desirable southern end of Broadbeach, just metres from the ocean and in close proximity to the Gold Coast’s most dynamic dining and retail precinct — everything you could ask for is right at your doorstep.

- | | |
|---|--------|
| 1. Patrolled Beach and Pratten Park | 150m |
| 2. Oracle Retail & Dining Precinct | 250m |
| 3. Kurrawa Surf Club | 350m |
| 4. Surf Parade Precinct | 450m |
| 5. Oasis Shopping Centre | 450m |
| 6. Broadbeach Light Rail Station | 600m |
| 7. Convention & Exhibition Centre | 600m |
| 8. Broadbeach State School | 650m |
| 9. The Star Hotel and Casino Gold Coast | 800m |
| 10. Pacific Fair Shopping Centre | 900m |
| 11. Gold Coast International Airport | 18.2km |

A refined world of leisure is within easy reach.
The Star Casino, Oracle Precinct and Pacific Fair
Shopping Centre offer the Gold Coast's best selection
of shopping, dining and entertainment. A lifestyle this
sophisticated and convenient can be found nowhere else.

A CITY OF OPPORTUNITY



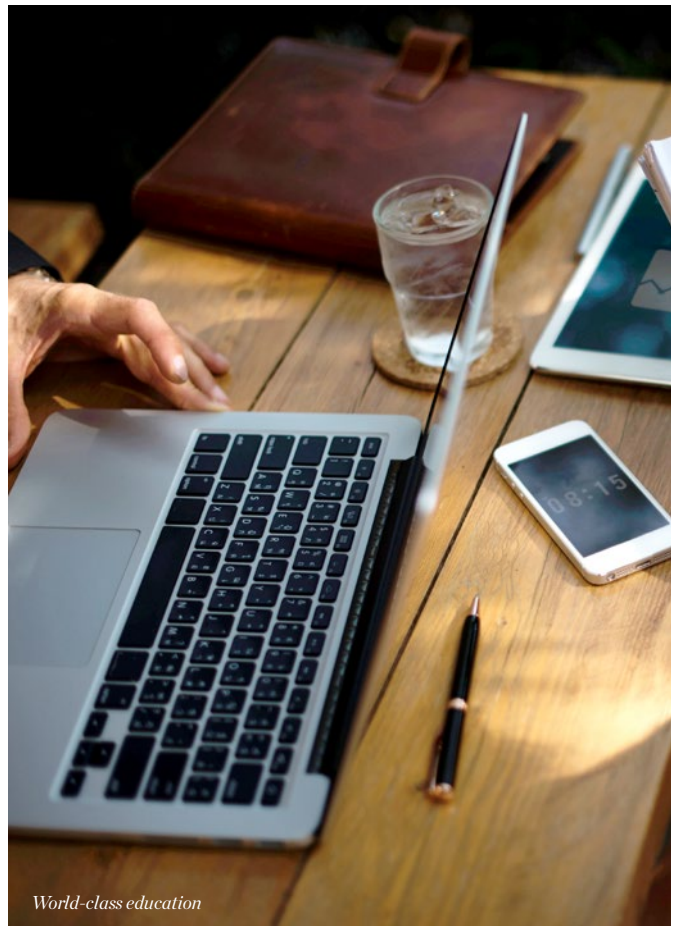
Endless beaches



World-class dining



Pacific Fair Shopping Centre



World-class education



Artist's impression



UNRIVALLED 5-STAR AMENITY EXCLUSIVE TO RESIDENTS

Spanning the entire podium level of the building and exclusive to residents only, Signature will deliver a range of 5-star leisure and recreation amenity. The essence of this Broadbeach location is reflected in Signature's feature 50m infinity edge pool, a first of its kind on the Gold Coast.

Signature delivers truly unrivalled amenity, with its 50m infinity edge pool, gymnasium, steam room, sauna and spa, expansive outdoor lawn space with barbecue and teppanyaki grill, plus exclusive private dining room, resident's lounge and theatre.

SIGNATURE AMENITY



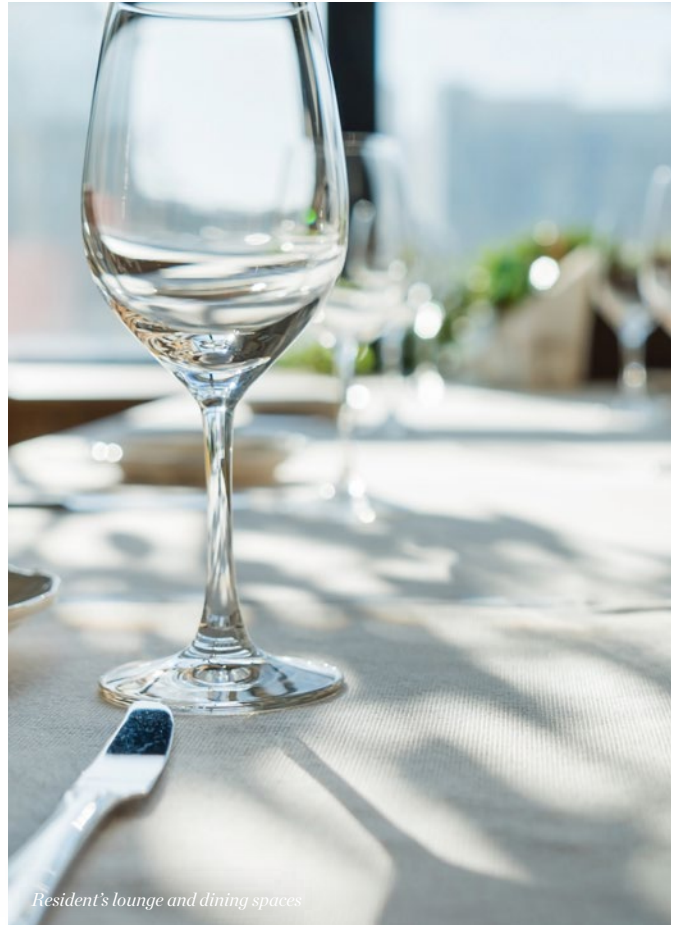
State-of-the-art gymnasium



Shared spaces to relax and entertain



Pool lounge



Resident's lounge and dining spaces



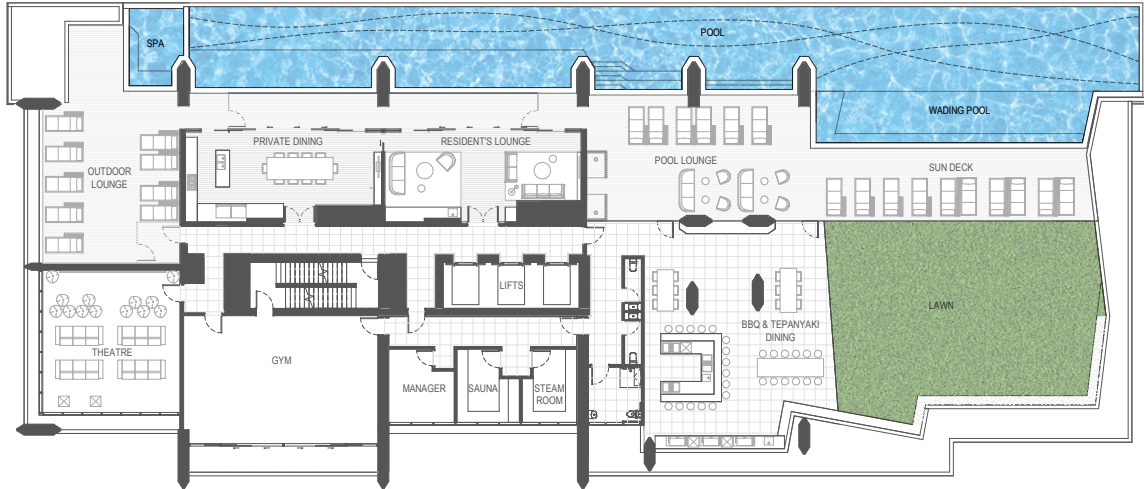
Artist's impression



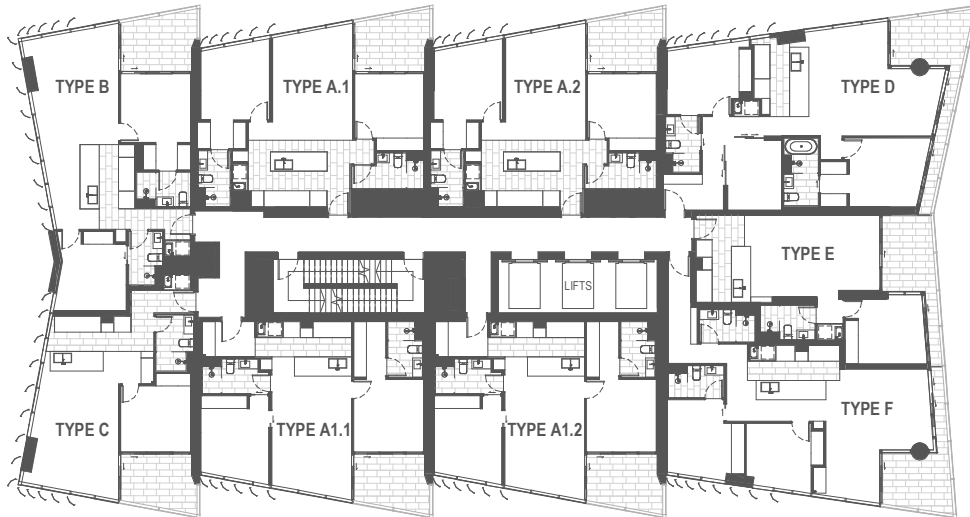
ENDURING ELEGANCE, FROM DAWN TO DUSK

Here is a collection of 1, 2 and 3 bedroom residences, beautifully considered by award-winning design team Rothelowman Architects and SJB Interiors. Set across 35 levels, each of the 263 apartments offers a rare experience combining unsurpassed location, unrivalled amenity and impeccable design. Each apartment is oriented towards the ocean to capture stunning views.

PODIUM LEVEL

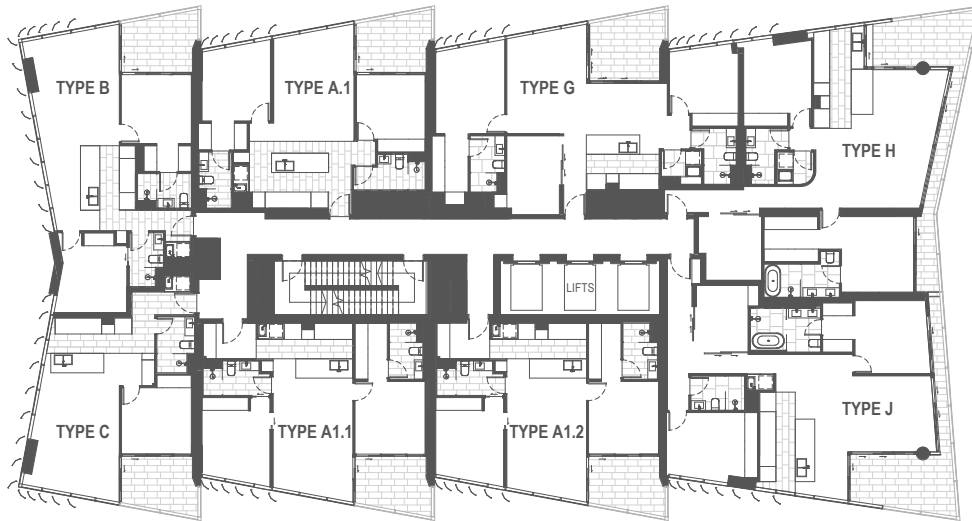


LEVELS 5–25

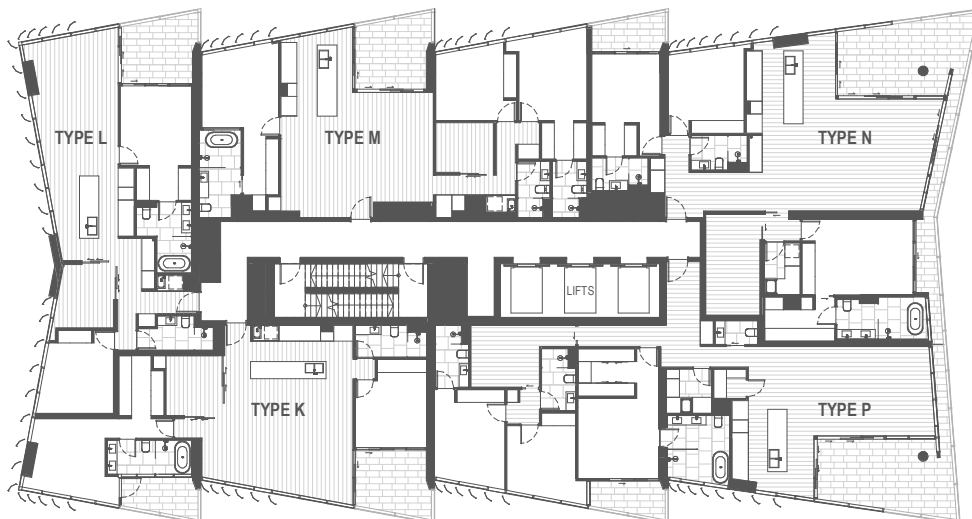


The information provided is illustrative only and may not be relied upon. In particular, the final dimensions of any apartment sold will be determined by the contract of sale and may differ from the depicted. Whilst every effort is made to provide accurate and complete information, the developer does not warrant or represent that the information in this floor plan is free from errors or omissions or is suitable for your intended use. Subject to any terms implied by law which cannot be excluded, the developer accepts no responsibility for any loss, damage, cost or expense (whether direct or indirect) by you as a result of any error, omission or misrepresentation in information. All information is subject to change without notice. All areas measured as per Property Council of Australia Residential Method of Measurement.

LEVELS 26 – 33



LEVELS 34 – 35



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THIS IS BEACHSIDE

Artist's impression

LIVING AT ITS BEST



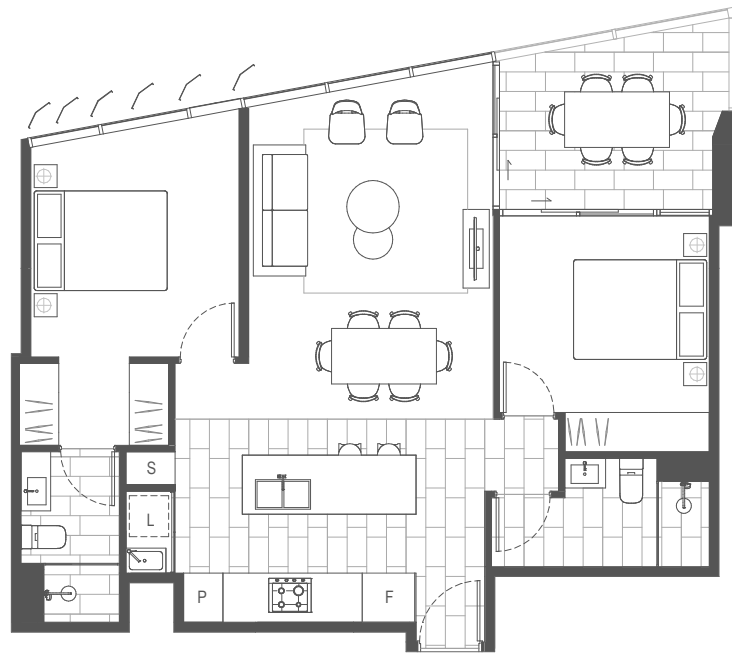
TYPE C



1 BEDROOM & 1 BATHROOM
APARTMENT: 61M²
TERRACE: 9M²
TOTAL: 70M²

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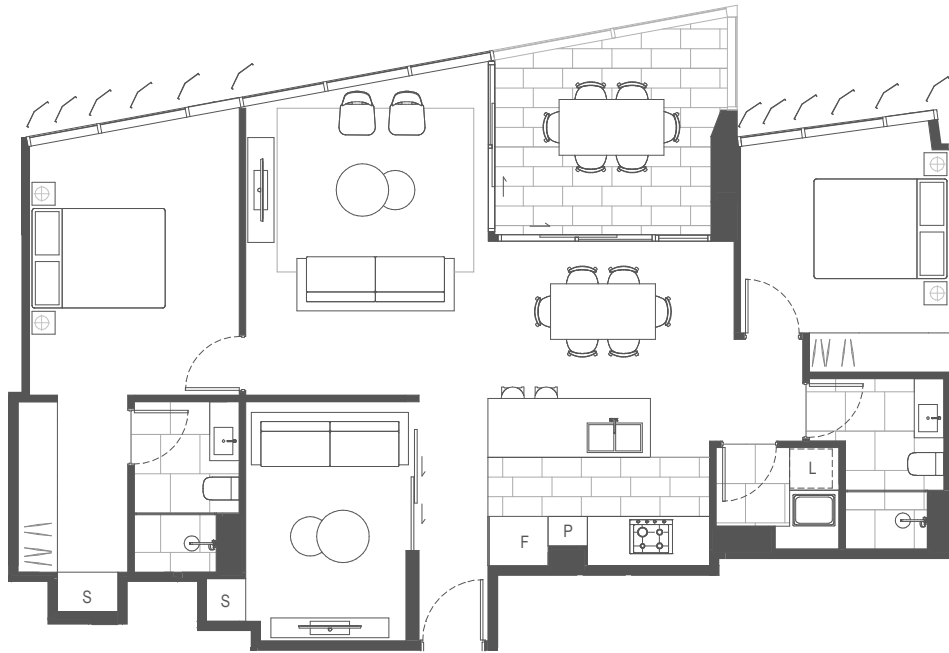
TYPE A.1



2 BEDROOM & 2 BATHROOM
APARTMENT: 79M²
TERRACE: 10M²
TOTAL: 89M²

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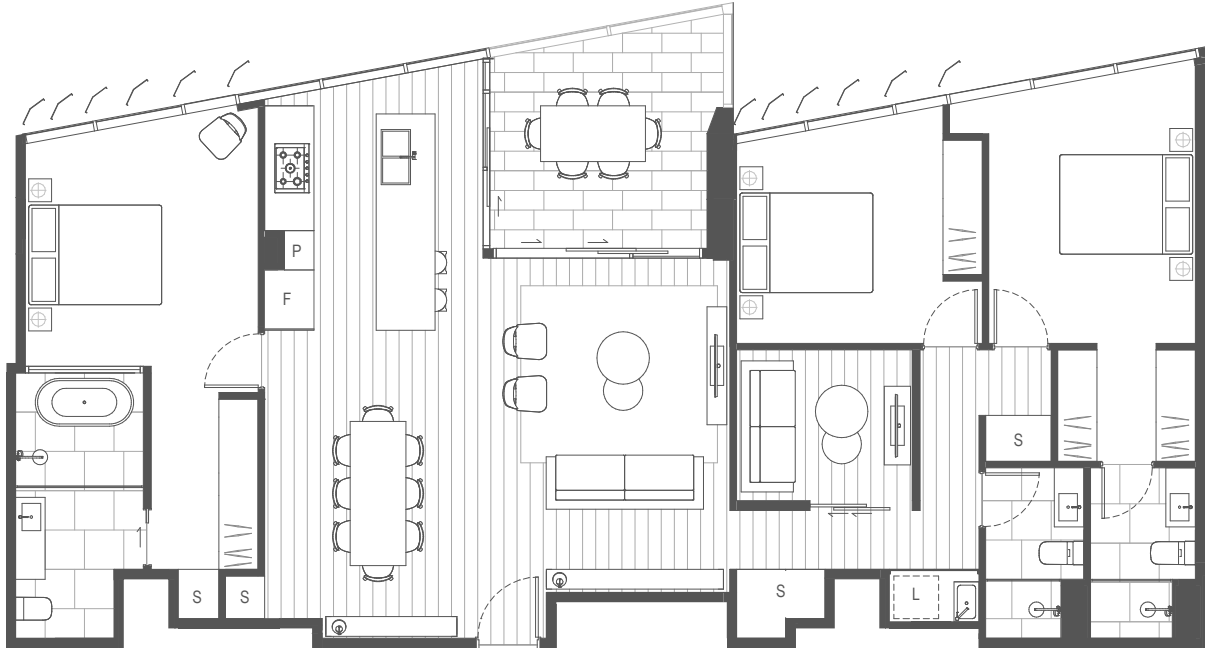
TYPE G



2 BEDROOM, 2 BATHROOM & MULTIPURPOSE ROOM
APARTMENT: 101M²
TERRACE: 11M²
TOTAL: 112M²

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TYPE M



3 BEDROOM, 3 BATHROOM & MULTIPURPOSE ROOM
APARTMENT: 140M²
TERRACE: 12M²
TOTAL: 152M²

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PROJECT SUMMARY

Levels	35
Residences	263
Car Parking	298
Retail	68m ²
Bike Stores	65
Storage cages	154
Features	Ocean views from each apartment
	50m infinity edge pool
	Resident's lounge and private dining
	Resident's gym, spa, sauna and steam room
	Theatre
	Teppanyaki grill and BBQ areas
	Expansive lawn area

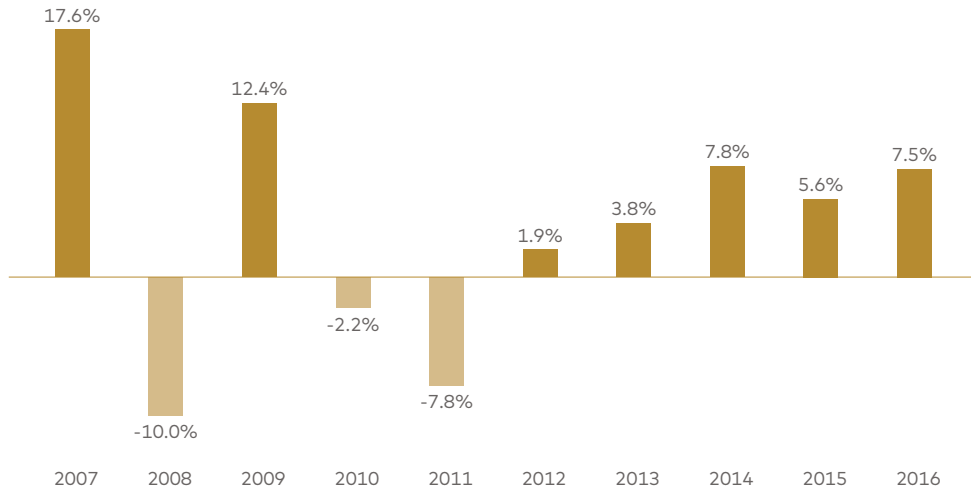
PRODUCT MIX

	No. of Apts.	% Mix	PRICE		AREA	
			Min. Price	Max Price	Min. Area	Max Area
1 Bed 1 Bath 1 Car	50	19.01	\$475,000	\$559,000	69	70
2 Bed 2 Bath 1 Car	158	60.08	\$620,000	\$830,000	88	101
2 Bed 2 Bath MPR + 1 Car	49	18.63	\$795,000	\$1,210,000	115	133
3 Bed 3 Bath 2 Car	6	2.28	\$1,480,000	\$2,150,000	152	206
	263	100				



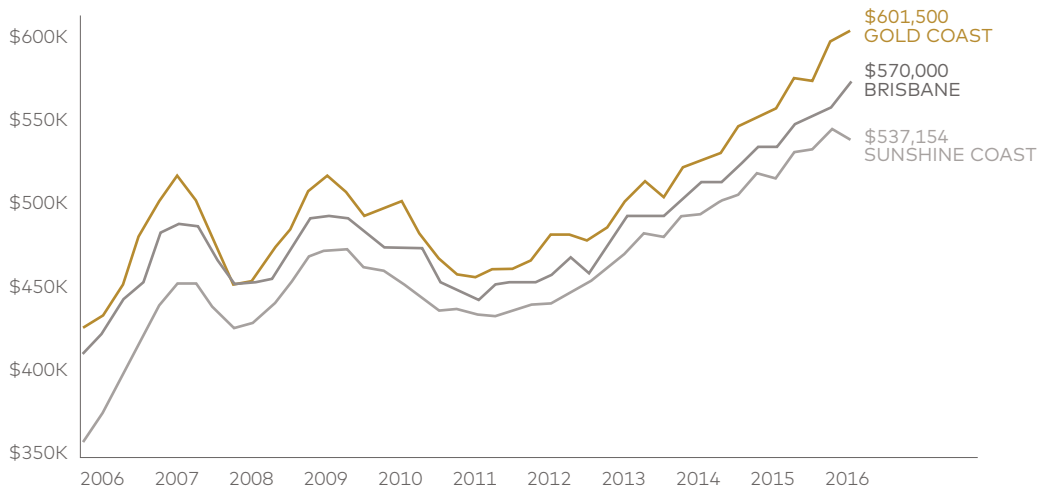
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ANNUAL GOLD COAST PROPERTY PRICE GROWTH



Source: Domain Group, Gold Coast Report June 2017

SOUTH EAST QLD PROPERTY PRICE GROWTH



Source: Domain Group, Gold Coast Report June 2017

STAMP DUTY AND GRANT COMPARISONS

Based on off-the-plan purchase of \$650,000 apartment with a \$200,000 dutiable value on land from 1 July 2017.

	VIC	NSW	QLD
Australian Owner-occupier	\$6,370	\$24,740	\$15,100
First Home Buyer	\$0 ^{1*}	\$0 ⁵	\$15,100
Australian Investor	\$34,070 ³	\$24,740	\$22,275
Foreign Investor	\$79,570	\$76,740 ⁶	\$41,774⁴
First Home Owner's Grant	\$10,000 ²	\$5,000	\$20,000

VIC - Land tax: From 1 Jan 2017, an absentee owner surcharge of 1.5% is applicable to Victoria land owned by absentee owner. Vacant resident land tax: From 1 Jan 2018, there is an additional tax on residential properties in the inner and middle suburbs of Melbourne that are unoccupied for more than six months a year. This rate is 1% of the capital improved value of taxable land.

1. 2017 first home buyer duty exemption or concession [pending]
 2. From 1 July 2017, for regional Victoria, FHOG is \$20,000
 3. From 1 July 2017, Investor will no longer be entitled to off the plan stamp duty concession
 - *From 1 December 2015, \$5,000 FIRB application fee for contract value under \$1million is payable by foreign buyers
- NSW** - Land tax: Increase foreign investor land tax surcharge from 0.75% to 2%
From 1 December 2015, \$5,000 FIRB application fee for contract value under \$1 million is payable by foreign buyers.
5. First home stamp duty exemptions
 6. Foreign buyer stamp duty surcharge – from 1 July 2017, an additional 8% of the contract price is payable by foreign buyers on top of the Australian taxable stamp duty.
- QLD** - From 1 December 2015, \$5,000 FIRB application fee for contract value under \$1 million is payable by foreign buyers.
4. Foreign buyer stamp duty surcharge – from 1 October 2016, an additional 3% of the contract price is payable by foreign buyers on top of the Australian taxable stamp duty.

MAJOR INFRASTRUCTURE

In addition to the redevelopment of The Star Hotel and Casino, there are – \$13 billion in major infrastructure projects recently completed, planned or underway, including:

\$2b

2018 Commonwealth Games expected to inject \$2 billion into the local economy

\$800m

The Star Hotel & Casino Redevelopment

\$2.3b

Upgrade to the G-Link Light Rail

\$670m

Renovation of Pacific Fair, one of Australia's premier shopping precincts

\$300m

Gold Coast International Airport upgrade

\$200m

Invested into new world-class sporting infrastructure

