

SPRING 2007

# Living by RAPTIS



Holiday Inn refurbishment complete

Urban renewal transforming Southport

Platinum on the River penthouse unveiled

Raptis Group creates another first

Property market update



## Revitalised Holiday Inn Surfers Paradise complete

Fresh from an extensive multi-million dollar refurbishment, the new-look Holiday Inn Surfers Paradise exudes a sleek contemporary design to match the vibrant heart of the Gold Coast.

The extensive transformation of the 22-storey, 404 room hotel was undertaken by the Raptis Group with the Raptis Design team in conjunction with The Buchan Group, responsible for the design.

According to Raptis Group Director of Construction and Development Nelson Batchelor, there are massive changes to the visual look and architecture of the hotel. These include an impressive lobby, stylish porte cochere, striking mezzanine floor, conference facilities, shared areas and individual suites.

"This project was a major undertaking and significant in that the extensive works did not interrupt the day-to-day running of the hotel," Mr Batchelor said.

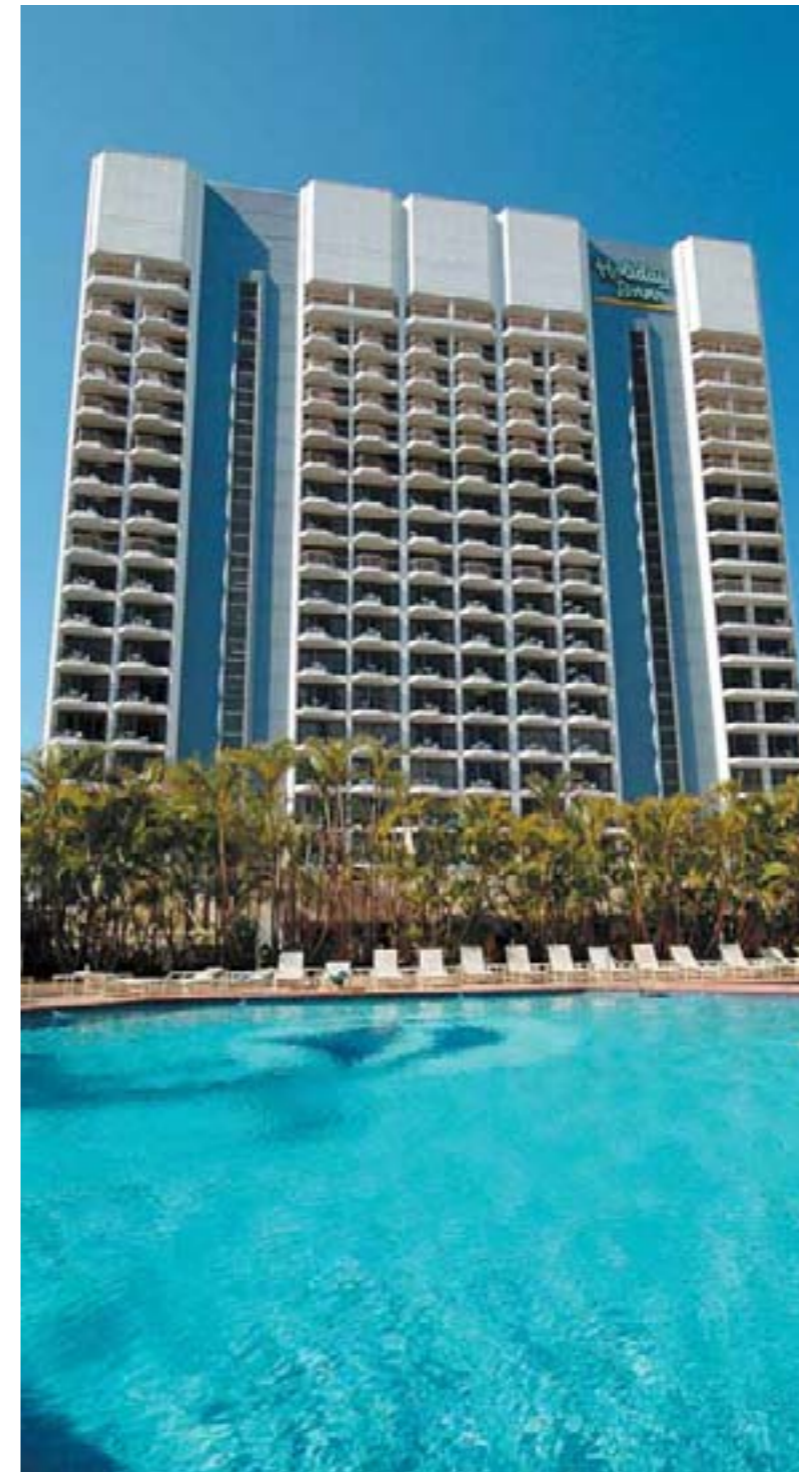
The totally revitalised hotel now offers a relaxing, inviting and contemporary spatial vision, created through the use of architecture, colours and light.



The hotel's beach suites – which include double, king and deluxe rooms with private balconies – have been updated to include modern decors and textures to enhance their appeal.

Other features include a state-of-the-art day spa, the new Sirocco Restaurant and Bar, lobby café, conference facilities and a business lounge that is open 24 hours a day.

Formerly known as the ANA Hotel Gold Coast, the hotel is situated in the heart of Surfers Paradise, just 100 metres from the beach and entertainment and shopping precincts. It is well suited to conferences and gala evenings, with two floors of conference, convention and banquet facilities.



IHG chief operating officer Australia, New Zealand and South Pacific, Keith Barr said the refurbishment was a stunning example of the world's favourite hotel brand.

"Since assuming management of Holiday Inn Surfers Paradise in early 2005 we have been working with Raptis Group as the hotel evolved and the results are truly beyond expectations.

"The new-look Holiday Inn Surfers Paradise is as exciting to us as it is to our guests."

Hotel internal guest feedback measurement had shown a dramatic improvement in guests' impressions of the hotel in general, with particular comment about the sense of arrival and the variety of improved meeting facilities.

The major refurbishment is the hotel's first since opening in August 1986.



Jim Raptis (centre) pictured with Tourism Minister Margaret Keech (right) and Gold Coast Tourism CEO Pavan Bhatia (left).

### A time to celebrate

More than 300 invited dignitaries, VIPs and guests attended a special event hosted by Raptis Group and the Holiday Inn Surfers Paradise to celebrate the opening of the new-look hotel.

Guests of honour included Queensland's Tourism Minister Margaret Keech, Gold Coast Mayor Ron Clarke and Councillor Susie Douglas.

# Live. Work. Play.



Southport Central offers the convenience and luxury of a vertically integrated master planned community with the added benefits of lifestyle and location.



## Live

From its striking exterior to the smallest elements of each meticulously appointed apartment, Southport Central offers unique cosmopolitan living by the sea with a range of floor plans including one bedroom + study, two and three bedrooms. Imagine waking up to panoramic views of the Broadwater and ocean beyond, river or hinterland or relaxing at the Garden Gallery – an exclusive resort-style retreat with an oasis of fountains, lush tropical landscaping, pools, gym and barbeque entertainment areas – just for you and your guests.

## Work

With the shortage of commercial space in Brisbane and on the Gold Coast, Southport Central is becoming an enviable option for business owners wanting a balance between work and lifestyle.

With a range of flexible office configurations ranging in size from 60 to 120m<sup>2</sup>, Southport Central's office space is designed to suit the needs of modern business.

## Play

Southport Central's retail precinct is becoming 'the' shopping and dining destination – for local residents, business operators, people working in Southport and visitors to the area.

Located around a central piazza resplendent with water features and artistic sculptures, Southport Central is a vibrant place to be with a mix of retail experiences from up-market cafés and restaurants to health, beauty and fashion boutiques and specialty stores.



For more information, contact a Sales Consultant on +61 5570 8060 today to visit a display apartment, discuss commercial sales and retail and commercial leasing opportunities. To find out more about Southport Central visit [www.southportcentral.com.au](http://www.southportcentral.com.au)



Jayne Chapman and Michael Twohill

## Making the move to Southport Central

New life has been injected into Southport with a variety of businesses taking up office space in the commercial precinct of Southport Central Tower One – and they're pleased they did.

Michael Twohill, Principal of Twohill Lawyers, decided to move his office from Bundall where he had been based for over four years to Southport Central.

"I noticed an increasing number of businesses leaving the Bundall area so when the opportunity to purchase modern office space in Southport Central presented itself, we decided to make the move," Mr Twohill said.

"With construction of the Raptis Group's Southport Central underway, I sensed a change in the Southport area and wanted to get in first and take advantage of the vibrant boutique office space available. It was about taking my business to a higher level, with a fresh new look.

"By the time the development is completed Southport Central will

be the focus of the Gold Coast – a landmark to admire and Southport will return as the focal point and business CBD of the Gold Coast as it was until the late '80s," Mr Twohill said.

Dr Jane Chapman, a Holistic Medical and General Practitioner, said that having her practice in Southport Central was ideal because of its convenient location allowing for easy access for her clients and patients.

"I wanted a new and innovative space to set up my practice. The major benefit of being at Southport Central is its proximity to all medical services including major public and private hospitals. The location of Southport Central is ideal and I love the fact that my office is located in a new development with a cosmopolitan café precinct downstairs in the business and medical hub of Southport," Dr Chapman said.

For further information about securing boutique office space in Southport Central's Tower Two, call Southport Central Sales Office on +61 7 5570 8060 or email: [southportcentral@raptisgroup.com.au](mailto:southportcentral@raptisgroup.com.au)

### Industry award for retail precinct

Southport Central has claimed its first industry award, winning the Retail Facilities over \$10 million category of the 2007 Queensland Master Builders Association (QMBA) Gold Coast Housing & Construction Awards announced recently.

The awards recognise excellence and innovation in the building and construction industry.

### Southport is changing & growing

Southport Chamber of Commerce President Luke Preston firmly believes that Southport itself is undergoing a period of unprecedented growth and expansion.

"The revitalisation of the Gold Coast's most historic suburb with projects such as Southport Central has seen the precinct further entrench itself as the centre of business and professional services on the Gold Coast," Mr Preston said.

According to a recent PRDnationwide market survey, Southport and surrounding suburbs was identified as a major growth area for development with more than \$4.2 billion of development either planned or underway. In Southport alone there is currently more than \$1.45 billion in development in progress and a further \$1.78 billion planned. As part of an extensive rejuvenation plan, the Gold Coast City Council has committed more than \$100 million to revitalise the Southport foreshore.

## Towers 2 and 3 POWERING Ahead

Construction of Southport Central's Tower Two is on track for completion in early 2008. The 40-storey building will comprise 262 apartments, nine levels of prestigious commercial office space and integrated retail precinct at ground level. The tower's commercial precinct will be open ahead of completion in November 2007.

According to Raptis Group Sales and Marketing Manager Peter Malady, demand for residential apartments, commercial and retail space has remained strong.

Construction of Tower Three has also commenced. The 12 storeys of office space are scheduled for completion in May 2008 with the complete 39-storey residential tower to follow in December.



Tower Two emerges (right); the excavated site for Tower Three (left).



## Platinum Displays Open

The premier penthouse atop the Raptis Group's luxury boutique Platinum on the River project has been unveiled.

Located on the riverfront of prestigious Oxlade Drive in the Brisbane inner-city suburb of New Farm, the dual level, four-bedroom penthouse has set a new benchmark in terms of design excellence, workmanship and meticulous attention to detail.

The luxurious development has been a collaborative effort between the Raptis Design team, Brisbane based architects Nettleton Tribe and renowned international interior designer, David Parsons with a strong focus on maximising the site's river and parkland frontage.



The strikingly elegant penthouse captures the panoramic views of the Brisbane River, parkland, CBD skyline and surrounding areas and features 5.7 metre ceilings (at the highest point) and floor-to-ceiling glass doors and windows.



A stand-out feature of Platinum on the River is the 'richness' of its interiors, particularly the extensive use of Capricorn Walnut throughout the apartments and polished granite floors in the living and dining rooms.

The same use of materials in the internal and external areas creates a seamless integration of the residences' zones.

The exclusive penthouse has spacious formal and informal entertaining areas, both of which open on to the expansive outdoor terraces; an internal lift linking the bedrooms level; a large master bedroom with spa-bath ensuite, large walk-in wardrobes and dressing room; a guest room – complete with private balcony, walk-in robe and ensuite and a private study.

Sydney-based interior design team rldesign, headed by managing director Ruth Levine, was commissioned to style and fully furnish the exclusive residence.

"Inspired by the river, architecture and sleek, modern interior design, we created an international flavour combining hints from the East, New York, Europe and Australia." Ruth said.

"Each room has its own unique theme – rich in colour, texture and style."

Platinum on the River also comprises: a sub-penthouse with a heated plunge pool and roof top entertainment terrace; seven single-level, three bedroom apartments and two, three-bedroom residences on the ground level with spacious private courtyards, individual plunge pools, and riverfront terraces.

The penthouse is available for inspection by appointment.

## Chanel at Platinum



Photo courtesy of The Courier-Mail

The Raptis Group's Platinum on the River was hand-picked by couture designer Chanel for their exclusive, invitation-only Brisbane Salon Shows. Catering to the luxury label's most-valued clients, the shows provided the opportunity to view the latest collection direct from Europe.

## Platinum Sales Office Opens

An on-site Sales Office has recently opened at Platinum on the River.

To find out more about this prestigious riverside project or to view our display apartments contact our Sales Consultants, Elizabeth McSweeney or Mary Terblanche +61 7 3254 2166 or visit [platinumontheriver.com.au](http://platinumontheriver.com.au).

Our Sales Office is located at 166-170 Oxlade Drive, New Farm and is open from 10am to 4pm daily.





## Waterfront Living Lures Buyers

Strong demand for the Raptis Group's Waters Edge on the Broadwater development is evidence that owner occupiers and investors are recognising the value, lifestyle and returns of waterfront living.

According to Paul Broad, Manager of Matusik Property Insights, it is the prime position of this project that is luring buyers, coupled with the scarcity of new quality waterfront apartments, that are driving the demand.

"Our research has shown that waterfront property has grown twice as fast as non-waterfront property, and is more resistant to downturns in the residential cycle," Mr Broad said.

A recent PRDnationwide report which examined sales of apartments over \$1 million on the Gold Coast found that the majority of units were in buildings that were close to either the ocean, the Broadwater or Nerang River depending on each suburb's geographic location.

"The prestige apartment market on the Gold Coast is going from strength to strength and is showing no signs of abating," PRDnationwide market analyst Linda Campbell said.

"The growing trend is towards boutique apartments aimed at the owner occupier market, with larger floor plans, prestige fixtures and fittings as well as being adjacent to water," Ms Campbell said.

Only a couple of quality apartments and one sky home, complete with roof top terrace, remain at Waters Edge on the Broadwater.

For more information, contact our Sales Consultant Jamie Ogilvy on +61 7 5570 8090 or mobile 0414 777 213 or visit [www.raptisgroup.com.au](http://www.raptisgroup.com.au)



## Raptis Creates Another FIRST

A leader in sustainable development and water conservation practices, the Raptis Group will create another 'first' when a custom-built desalination plant is installed at Southport Central's Tower Two in September this year.

Raptis Group Chairman Jim Raptis said that with the increasing need to conserve water, the desalination plant was the next step in the company's commitment to sustainable development.

"From the 100,000 litre water reclamation tank, the water will be pumped through a clarification system where suspended solids are removed then filtered through a Reverse Osmosis (RO) plant," Mr Raptis said.

It is expected the Reverse Osmosis plant will be able to filter up to 30,000 litres per day.

The Raptis Group is an active supporter of responsible development and works closely with specialists at the forefront of environmentally sustainable solutions to find new ways to reduce the water and energy consumption of each project.

In 2003 the company became the first developer in south-east Queensland to incorporate water reclamation tanks into the design of high-rise residential projects to harvest storm water for re-use in gardens, water features and fountains. This practice has now become a mandatory requirement for all developers.

### Sustainable development practices applauded

Gold Coast City Councillor Dawn Crichlow has applauded the Raptis Group's initiative and foresight for including the desalination plant into the development of Southport Central.

"This development is leading the way in more ways than one. The Raptis Group can be credited with always planning for the future. From their first development right through to today they are setting a benchmark for other developers to be environmentally aware and conscious."

Councillor Crichlow said that taking a moment to think back on Southport's history allows you to truly appreciate the transformation that has occurred due to Southport Central.

"In reflecting on Southport's history and what it was and now the direction it is taking in the future, the construction of this project is pivotal to the rejuvenation of the Gold Coast's most historic suburb."

## Jamie Durie's Apartment Living Gardening Tips



Gardening expert and TV personality Jamie Durie created the highly visual and environmentally friendly rooftop gardens of the sky homes at Waters Edge on the Broadwater. He shares some valuable tips for apartment living garden lovers:

- Choose the right plants – natives, succulents or cacti, Yuccas and Cordylines work well in full sun, while Bamboo and Ginger prefer more sheltered positions.
- Use planting to accent rather than fill the space (unless you need to screen the next door neighbours). This way you'll have less maintenance and more space.
- Don't clutter the space, have only what you really need.
- Where space is a consideration, try some clever storage solutions such as bench seats with lift-up lid.
- Low maintenance and upright planting works well in small places because their growth is limited.
- Drought proof your garden with good preparation and careful plant selection.
- To give your plants a head-start, prepare the soil for planting.
- Add compost and water crystals to the soil and a layer of mulch above to increase the soil's capacity to hold on to water for longer.

## Gold Coast Market Buoyant



Apartment sales at the Raptis Group's sleek 30-level tower Artique demonstrates the Gold Coast's property market remains buoyant with the project reaching 100 per cent sell-out.

Raptis Group Sales and Marketing Manager Peter Malady said the results showed that the market for quality apartments in Surfers Paradise remained strong.

Artique is located at the southern end of Surfers Paradise in what is fast becoming the Gold Coast's new prestige precinct, and is just 150 metres from the beach.



### Property Report Demand to Outstrip Supply

The Gold Coast's strong population growth will result in demand for property outstripping current supply. Prominent property researcher and commentator, Michael Matusik predicted there would be a shortfall of about 4,000 dwellings in the next 18 months based on the current number of people moving to the Gold Coast.

For the last two years, the Gold Coast's building approvals have been below the seven year average, symptomatic of an undersupplied market.\*

\*Source - Midwood Queensland Property Investment Report and Gold Coast Sun Newspaper.

# GOLD COAST - The Place to Be

The Gold Coast's popularity as the place to live is gaining momentum. According to property analyst Bill Morris, the Gold Coast is set to overtake Brisbane as Queensland's biggest city and claim Melbourne's crown as Australia's second largest city.

The Gold Coast has consistently been the fastest growing major region in Australia for many years and it's the largest city outside of the five mainland state capitals.



# Supporting The Arts

The Queensland Orchestra's 2007 Gold Coast season proudly supported by the Raptis Group promises to delight with programs blazing with colour and sizzling with style.

Savour the heart-stopping technique of some of the country's most talented musicians or for a total contrast, The Whitlams performing their greatest hits with a symphonic twist.

- The Whitlams with the Queensland Orchestra  
– 22 November, 7.30pm.

For full program details visit [www.thequeenslandorchestra.com.au](http://www.thequeenslandorchestra.com.au)



## Fast Facts

- The Gold Coast has gained around 13,000 new residents each year over the last 10 years.
- The area now has a population of 498,000 with industry forecasting it will reach 600,000 by 2010.
- Over the past decade there has been a 60 per cent increase in the total number of people employed on the Gold Coast.
- The Gold Coast is ranked in the top 35 cities in the world on factors including the economic environment, educational facilities, public services and the natural environment.
- The Coast's tourism industry attracts the fifth largest share of domestic and international visitor expenditure in Australia.
- There is more than \$42 billion of development planned or under construction on the Gold Coast.

Sources: Gold Coast Bulletin, 7 November 2006, Page 5. Quarterly survey by PRDnationwide Research, Gold Coast City Council, Department of Tourism, Fair Trading & Wine Industry Development, A.B.S. PRDnationwide Research. Used with written permission.



## Stars of the Future

Young dancers from across the Gold Coast made the most of a rare opportunity to attend a master class conducted by the Queensland Ballet's Artistic Director Francois Klaus at the Ballet's Brisbane headquarters recently.

The classes attracted over 160 dance students of varying skill levels from the Gold Coast and Brisbane. Due to the popularity of the classes and value to dance students, they have become an annual event through the support of the Raptis Group and its support of young people and the Arts.

## Raptis Launches New Website

Visit the new site today to find about more about our latest projects [www.raptisgroup.com.au](http://www.raptisgroup.com.au) or register to receive regular updates.





# Experience Southport Central

## RESTAURANTS & CAFÉS

**Daniel Stuart Fine Foods** - Upscale barista-style café and gourmet deli goods to go. **Ph: 5503 0070**

**Karizma Kebab & Pide** - Serving freshly-made kebabs and pizzas. **Ph: 5591 4408**

**Maurita Bakery** - Bakers of the finest traditional Italian bread on the Gold Coast. **Ph: 5528 6227**

**Sushi Qld** - Sushi conveyor belt dining and Teppanyaki experience. It is delicious. **Ph: 5528 0009**

**Hudsons Coffee Shop** - A boutique coffee house with a strong emphasis on specialty coffee. **Ph: 5591 1938**

**C Espresso Bar** - Hip and funky café espresso bar. Gourmet pre-made meals for busy people. **Ph: 5591 6377**

**Carat Thai Restaurant** - Authentic Thai cuisine. Affordable low fat, nutritious char-grilled, stir fried, noodles, rice dishes, curries and soups. **Ph: 5591 4254**

**Café de Costa** - An upmarket BYO café with a menu to suit the most discerning tastebuds - from fresh sandwiches, foccacia and pastas to salads, burgers and sumptuous main courses. **Ph: 5532 5544**

## FASHION & LIFESTYLE

**Scooter** - For the most modern and stylish shoes in town. **Ph: 5503 1900**

**Edge** - New season styles from labels include George, Lily, Party, Vallen and more. **Ph: 5597 5666**

**Volplane Jeanyery** - New men's jeanyery featuring the most sought after labels. **Ph: 5591 7626**

**Hills in Hollywood** - Exclusive, exotic Hollywood style gowns perfect for that special occasion. **Ph: 5591 8348**

**Etre** - Featuring labels from Australia and New Zealand. Sizes 8 - 18 in styles to suit all occasions. **Ph: 5591 6308**

**Princess Polly** - Funky female fashion spreading love, peace and happiness. **Ph: 5591 6506**

**Phat Urban** - Combining a mix of urban street wear with high-end fashion for both men and women. Supplying designer jeans, clothing, shoes and accessories. **Ph: 5532 4558**

**Sabu** - Unique ladies fashion boutique offering a wide range of fashion from must haves to designer pieces. There is something for every 'body' and every budget. **Ph: 5526 4280**

## HEALTH & BEAUTY

**NV Lifestyle Salons** - Trendy and stylish hairdressing salon, offering personalised service. **Ph: 5528 5844**

**Mind Body Me** - A playground for your skin, soul & senses. A place to shop. A place to relax. **Ph: 5532 5518**

**Chakra Shack** - Offering products to inspire, uplift and educate to achieve spiritual growth and peace. **Ph: 5528 3369**

**Beach House Fitness** - A totally integrated health, fitness and recreation complex featuring a comprehensive mixed gymnasium and state-of-the-art facilities (opening Nov '07). **Ph: 1300 854 131**

## SPECIALITY

**The Teddy Bear Shop** - Extensive collection of bears including limited edition Steiff Bears and the Walt Disney Classic collection. **Ph: 5527 1041**

## CONVENIENCE

**SPC Mini Mart** - A one-stop convenience store for all your last minute needs. **Ph: 5571 1636**

**Raptis Sales Centre** - Home of our dedicated Southport Central sales team specialising in commercial and residential sales. **Ph: 5570 8060**

# Gold Coast Events

For more information, visit [www.verygc.com.au](http://www.verygc.com.au)

18th to 21st October

Lexmark Indy 300

Raptis is committed to setting benchmarks in design, lifestyle and luxury living.

For information on Raptis Group projects in Queensland, please provide us the following details by:

Phone: +61 7 5570 8000 Fax: +61 7 5538 0010

Post: Raptis Group, PO Box 25, Surfers Paradise Qld 4217 Australia

Title: \_\_\_\_\_ Name: \_\_\_\_\_

Postal Address: \_\_\_\_\_

Postcode: \_\_\_\_\_

Phone: (w) \_\_\_\_\_ (h) \_\_\_\_\_

Email: \_\_\_\_\_

Preferred method of communication:

\_\_\_\_\_



Raptis Group privacy statement

We are committed to the protection of your personal information. The data we collect will be used primarily for internal analysis. The secondary purpose is to place your details on our mailing list to receive newsletters and updates on current and future projects. To deliver this information effectively, we may utilise an outside mailing house. At no stage will we sell or provide any part of our database to an outside organisation. You can choose to 'unsubscribe' from receiving our information by checking the box below.

I/We do not wish to be on the Raptis group mailing list

