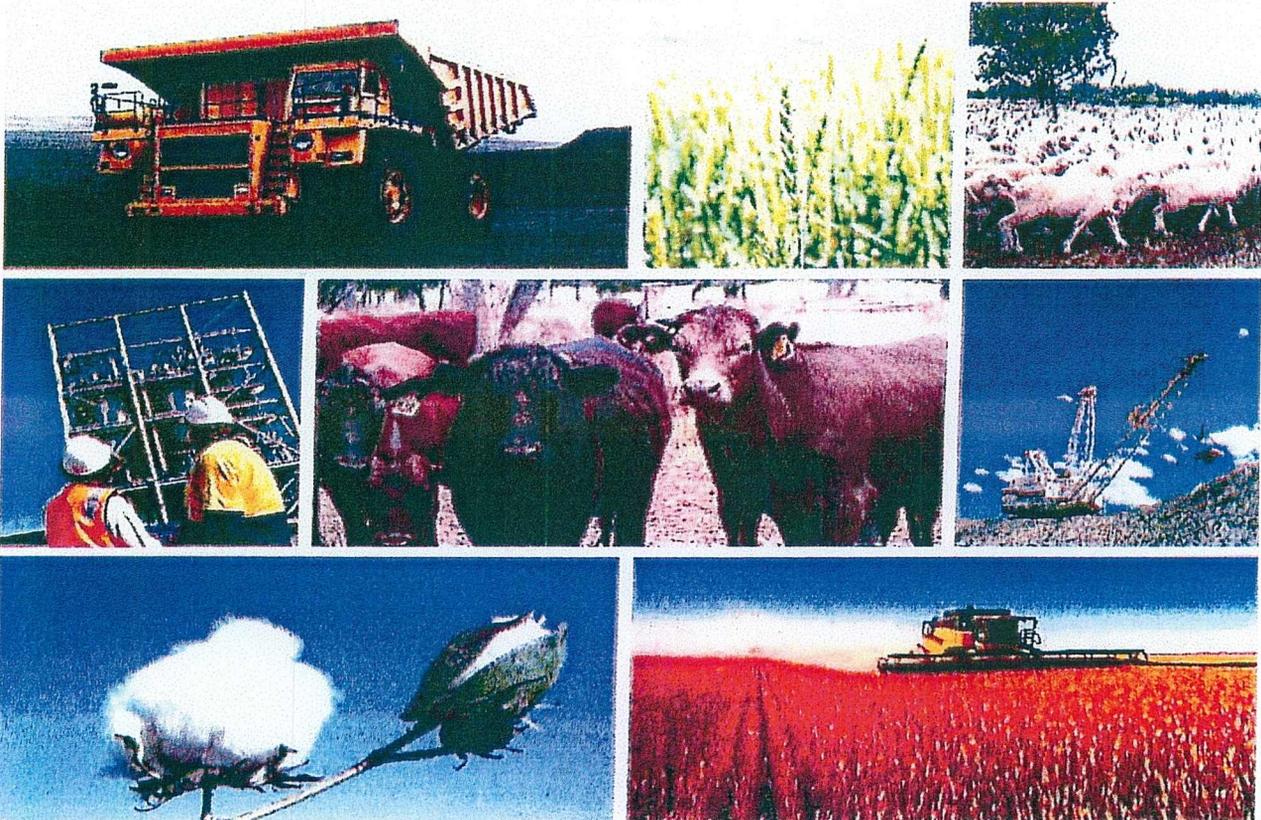


'Pelham Park' Estate Miles, Qld



Proudly
prepared & presented by
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Introduction to: 'Pelham Park' Miles

About the Location

Situated in the town of Miles, located in the Western Downs region of Southern Qld.

In the heart of the Surat Basin, which is on the cusp of a \$100 billion resource industry explosion. Miles and "Pelham Park" Estate are situated right in the centre of this positive growth area.

The towns throughout the area west of Toowoomba are going to have new wealth, due to 20% of Qld's coal reserves & 65% of Qld's gas reserves being located in the region.

Predicted population increase is from 203,790 (2009) to 301,900 in 2031.

The Region has over 47 major projects scheduled for commissioning before 2013, creating over 12,500 jobs.

Miles and Wandoan, where cattle and crops are usually the only serious issues, are about to be over-run by multi-billion-dollar resource ventures. This will change them permanently.

Already there are major developments and positive business growth in the towns of Dalby, Roma and Chinchilla. The resource & energy sectors are now adding to the established and continuing industries such as water projects, power generation, rail infrastructure, farming & agriculture within this region.

There will be a massive demand for accommodation and services. Past history of similar boom areas has shown demand overriding supply of homes, both for permanent and rental accommodation.

House prices have been forced upwards and rental demands have increased income returns substantially.

Many resource companies impose an employment agreement clause stating -
"a worker cannot reside more than 45 mins travel time from place of employment".
Miles is thus perfectly located to match this criteria.

Link <http://advancewesterndowns.com>.

Contact: Diane Gray,

Customer Service Officer, Planning and Environment, Western Downs Regional Council.

Website: www.wrdc.qld.gov.au.

The Surat Basin

Major Projects

The Western Downs is part of a broader region that is on the cusp of a \$100 Billion energy industry emerging from the resource rich Surat Basin. The region has over 47 major projects scheduled for commissioning by 2013, creating an estimated 12,500 jobs.

Leveraging of the energy sector investment in the region will ensure long term economic growth. This includes opportunities to work with and supply projects, power station needs and the potential for new and complimentary industry and business.

Concise and up to date information on major developments in this region can be sourced through the links provided to energy sector websites or by downloading the Western Downs regional Council 2050 Projects factsheet. (links provided)

The Surat Basin will become one of the boom economies in Australia, challenged by only LNG regions of West Australia. Towns west of Toowoomba are going to have a new wealth. Miles and Wandoan, where crops and cows are usually the serious issues are about to be overrun by multi billion dollar resources ventures that will change them forever. Last week one of the major companies making plans for this region announced two export projects worth jointly \$80 billion. Britain's BG Group has signed a \$60 billion deal for the supply of LNG to a Chinese company for 20 years. Days later BG Group announced a \$20 billion deal with Japanese buyers. BG Group plans to extract coal seam gas from the Surat Basin, pipe it to Gladstone, and convert it to LNG in billion dollar processing facilities and then export it from the Gladstone Port which is undergoing currently a \$3.5 billion expansion.

It is not only the CSG to LNG industry, but massive coal mines, new power stations, new rail lines linking all these to export towns like Gladstone.

The State Gov't has issued a licence for a 470km, \$600 million natural gas pipe line from the Surat Basin to Gladstone. The Queensland Mines and Energy Minister says the pipeline is the first of several licences to transport gas to

proposed LNG facilities. Arrow Energy will transport natural gas from CSG fields near Dalby to a proposed plant at Fisherman's Landing near Gladstone. Not all CSG will be piped to Gladstone. Qld Gas Company and BOC Group have announced plans to build a \$100 million LNG plant in Chinchilla near the source of the CSG. French company Areva and Qld State owned CS Energy applied for federal funding for a portion of the \$200 million solar thermal generator in addition to the 750 megawatt Kogan Creek power plant near Chinchilla. Engineering Contractor MacMahon Holdings says it has been awarded a three (3) year contract valued at more than \$190 million to develop and operate the new Cameby coalmine in The Surat Basin in the Miles area. This contract has been awarded by Syntech resources, and is for MacMahon to undertake all mining to Stage one (1) of the project. Xstrata is well advanced with plans for a much bigger coalmine near Wandoan which includes building a new rail line to the coast.

Links: www.gfcq.org.au Gasfields Commission Queensland

www.suratbasincorporation.com.au Toowoomba and Surat Basin Enterprise

<http://203.210.126.185/dsdweb/v4/apps/web/secure/docs/4550.pdf>

Surat Basin Future Directions Statement

www.suratbasinrail.com.au Surat Basin Rail Joint Venture

<http://www.abc.net.au/news/2012-11-02/surat-basin-rail-line-gets-go-ahead/4348922?section=business> Surat Basin Rail Link gets go ahead!

[http://mines.industry.qld.gov.au/assets/coal-pdf/new coal min adv proj.pdf](http://mines.industry.qld.gov.au/assets/coal-pdf/new%20coal%20min%20adv%20proj.pdf) Updated Mines and advanced projects – July 2012

[http://mines.industry.qld.gov.au/assets/coal-pdf/new csg cc.pdf](http://mines.industry.qld.gov.au/assets/coal-pdf/new%20csg%20cc.pdf)
Updated Coal Seam gas overview dated Feb 2012

Miles

Ideally situated on the crossroads of the Warrego Highway and the Leichardt Highway, Miles is a blossoming, welcoming town. The town is pumping due to being so close to many resources. Miles therefore, has short supply of tenatable housing. This massive demand has been created by the increased exploration and provision of Coal Seam Gas. There is abundant opportunity here for sound investment that will provide positive and long term income returns. This area will be sought after as it is centrally located within the 45 minute travel limit to/from resource employment.

We offer you an opportunity to invest in the new 366 lot fully serviced residential estate "Pelham Park" located in Pelham Road, Miles. Just released for sale this new estate offers you the unique opportunity to acquire now and then rise with the tide! Many of Queensland largest and most respected building companies will be constructing a variety of house and land packages, many with guaranteed rental returns. A new modern home (4 bed, 2 bath, 2 car) can be purchased for around \$500,000. Current rental income estimation is \$800 per week and above. (refer TAB Feature Estate – 'Pelham Park')

Chinchilla

Chinchilla is the town that has exploded! A very attractive and welcoming family town with excellent commercial, retail, education, recreational, safety and security facilities. Chinchilla is the central pivot of support to surrounding smaller towns such as Miles, Wandoan and Taroom. These towns will develop to provide residential opportunity within 45 mins drive time for miner's employment, but Chinchilla will be the commercial and support services hub.

Huge demand for land - residential and commercial/industrial, particularly for accommodation for miners and their families. All this has driven prices and rental returns to an all time high in this location. Excellent opportunity still abounds for long and short term gains.

Dalby

This vital town could be called the capital of The Surat Basin. Situated just 211 km north west of Brisbane, and at the crossroads to Toowoomba, Kingaroy,

Roma and within an easy drive to both the Sunshine Coast and Gold Coast. Dalby and the surrounding Western Downs Shire is at the centre of rich coal and natural gas reserves which underpin the power generation industry for SE Queensland.

The Dalby region is a vibrant 'go ahead' rural community. As well as large coal and gas fired power stations it has the largest grain receiving depot in Queensland, and the largest one day livestock market in Australia, plus one of the largest agricultural and manufacturing sectors. The region is well known as a rich agricultural area, crops such as cereals, cotton, sorghum, beans and corn plus the production of lamb, beef and pork.

Roma

Roma is known as the cradle of Australia's oil and gas industry, being the very first site in Australia where these were discovered. Today this is a multi billion industry for this region. Roma's cattle sales are also the biggest in Australia.

Wandoan

The driving force of this quaint Queensland country town is the Xstrata Coal Wandoan Project. This is the proposed open cut thermal coal mine immediately west of Wandoan township.

As of July 2012, Xtrata Coal is undergoing the final Gov't approval process that will allow the development of the mine. The mining lease application covers approximately 32,000HA. The proposed mine will include an open cut coal mine, coal handling and preparation plant, and support facilities with an estimated life of more than 30 years the proposed mine will produce thermal coal that would be exported world wide or sold to the domestic market. There will be approximately 30 million run-of-mine tonnes of coal mined at Wandoan mine. This is a major driving force in this area for growth and investment and when linked with many other exploration and mining endeavours in this Central Downs area adds enormously to the current strength of this region.