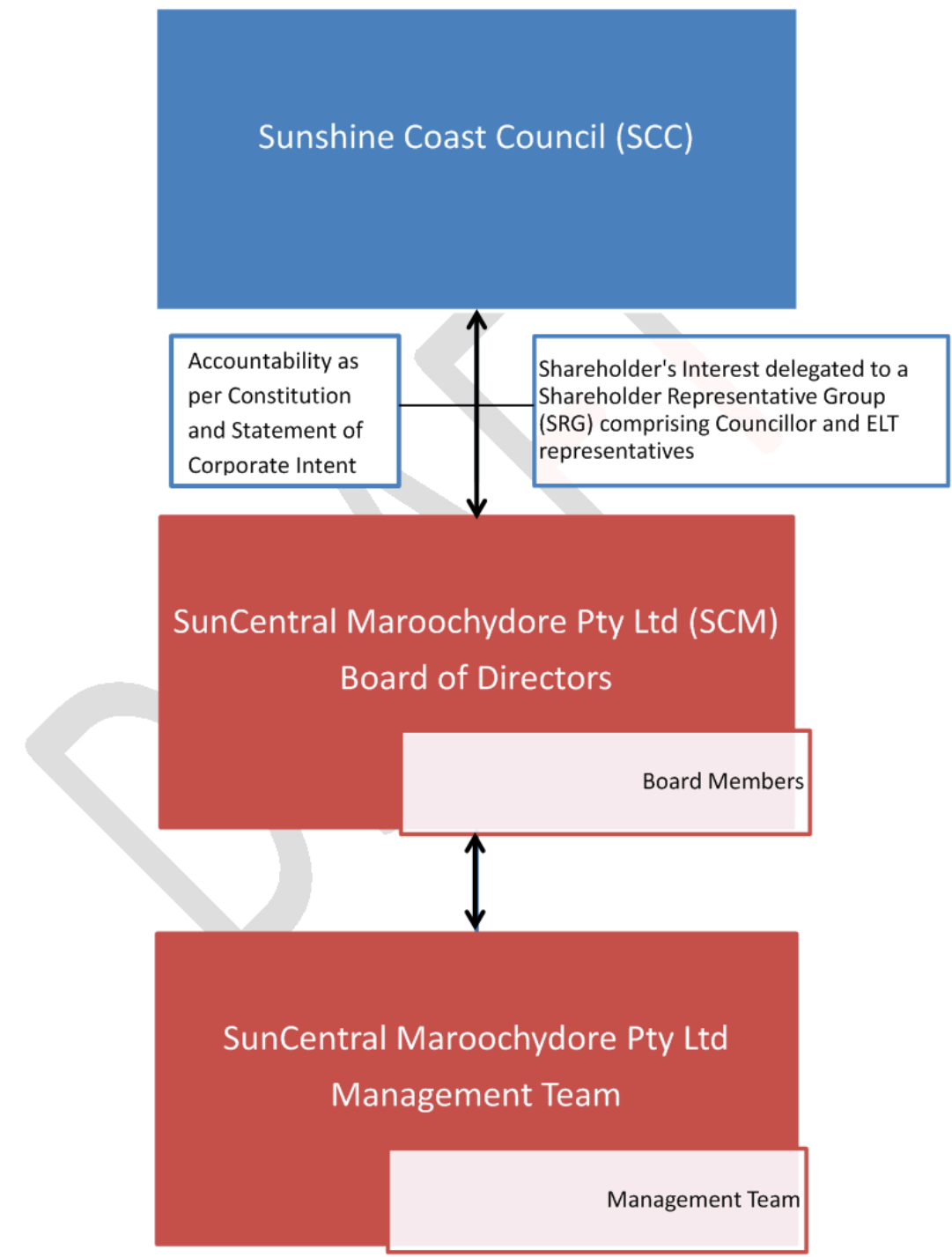


(i) MAROOCHYDORE CITY CENTRE PROJECT – CORPORATE REPORTING



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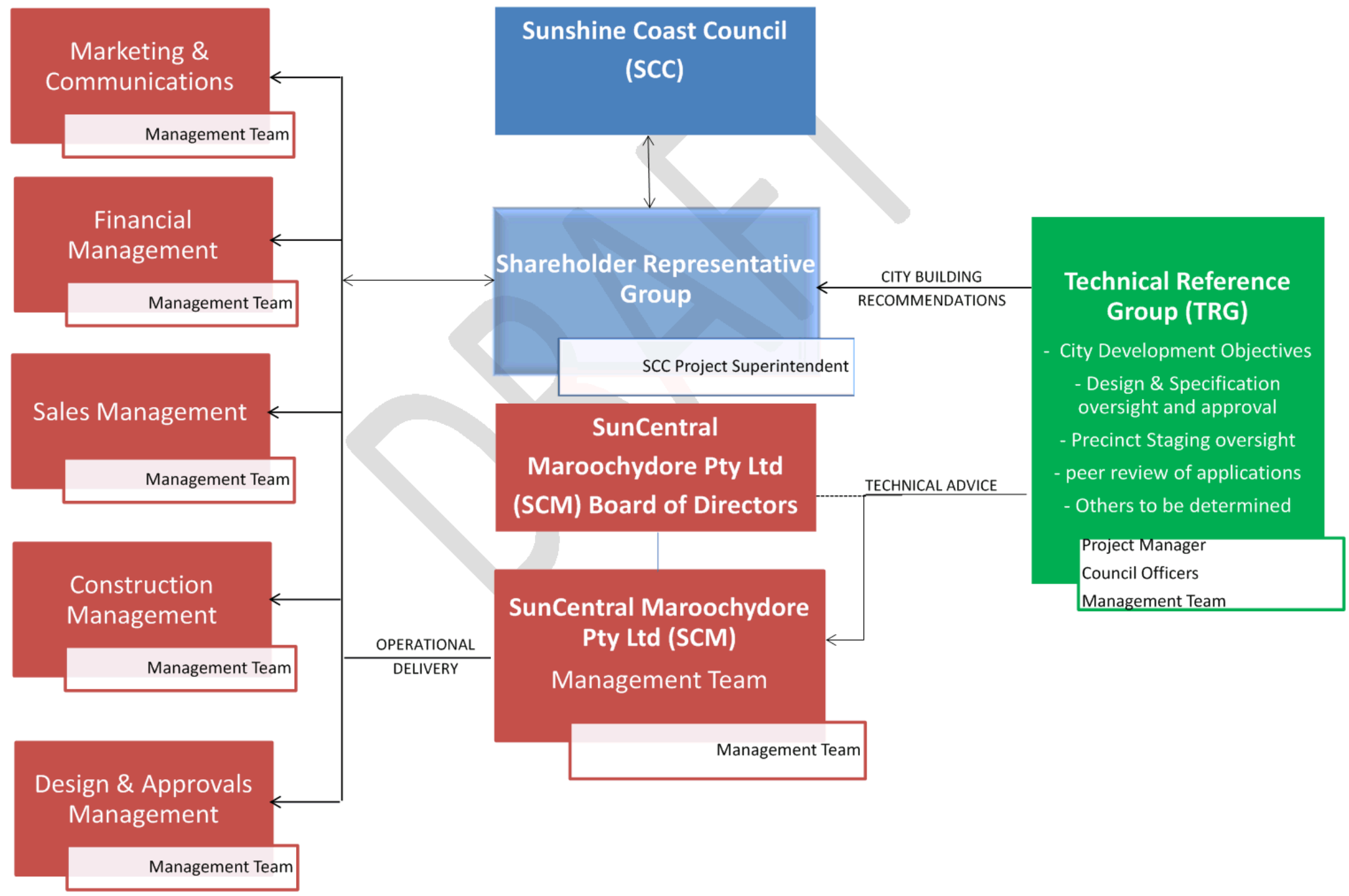
(ii) SUNCENTRAL MAROOCHYDORE PTY LTD – COMPANY OBJECTS

SunCentral Maroochydore Pty Ltd - Objects

- The Company's objects are to:
 - Provide Property Development Management expertise;
 - Promote, facilitate, carry out and control the creation, disposal and management of shareholder owned land within the MCC Priority Development Area (PDA);
 - Achieve an appropriate balance between commercial and non-commercial functions;
 - Facilitate development of the PDA to:
 - attract investment and the sale of land on a commercial basis;
 - aid the establishment of 21st century regional city centre;
 - create an identifiable city heart for the wider Sunshine Coast;
 - deliver land to accommodate community and civic facilities;
 - enable delivery of key infrastructure; and
 - provide a catalyst for economic development.

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(iii) MAROOCHYDORE CITY CENTRE PROJECT –OPERATING STRUCTURE



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(iv) MAROOCHYDORE CITY CENTRE PROJECT – ROLES & RESPONSIBILITIES

SHAREHOLDER DIRECTION

SUNCENTRAL MAROOCHYDORE PTY LTD

TECHNICAL ADVICE

SUNSHINE COAST COUNCIL (SCC)

- KEY ROLE**
 - The key roles of Council in the delivery of the Project are:
 - Land Owner
 - Land Developer
 - Project Financier
 - Developed public realm asset owner
- RESPONSIBILITIES**
 - Appointment and dismissal of SunCentral board members
 - Approval of Stage Development Plans and related business cases
 - Approval of Land Disposal Plans
- MEMBERSHIP**
 - Elected Members
- MEETING OCCURRENCE**
 - 6 monthly intervals coinciding with AGM and half year reports

SHAREHOLDER REPRESENTATIVE GROUP (SRG)

- KEY ROLE**
 - The key role of the SRG in the delivery of the Project is to act as Council's shareholder representative to SunCentral
- RESPONSIBILITIES**
 - Manage the delivery by SunCentral of requirements under the Statement of Corporate Intent
 - Undertake performance reviews of the SunCentral Board
 - Approve contracts with SunCentral for:
 - Development of Stage Development Plans
 - Development of Land Disposal Plans
 - Development and lodgement of any planning instruments
 - Design works
 - Drainage works
 - Operational works
 - Plumbing work
 - The marketing of land in accordance with Council approved Land Disposal Plans
 - Approve any planning instruments for lodgement to MEDQ
 - Approve contracts for the sale of specific parcels of land in accordance with Council approved Land Disposal Plans
- MEMBERSHIP**
 - Councillor representation
 - Council ELT representation
 - Key officer representation
- MEETING OCCURRENCE**
 - Monthly progressing to quarterly
 - Annually before SCM AGM

BOARD (SCM)

- KEY ROLE**
 - Ensure the company's prosperity by independently directing the company's affairs and meeting the interests of the shareholder
- RESPONSIBILITIES**
 - Establish vision, mission and values
 - Set strategy and structure
 - Delegate to management
 - Accountable to shareholder who is represented through the SRG
- MEMBERSHIP**
 - Independent board members possessing requisite skillsets appointed by the shareholder
 - Chairperson to be appointed by Council
- MEETING OCCURRENCE**
 - Monthly

MANAGEMENT TEAM (SCM)

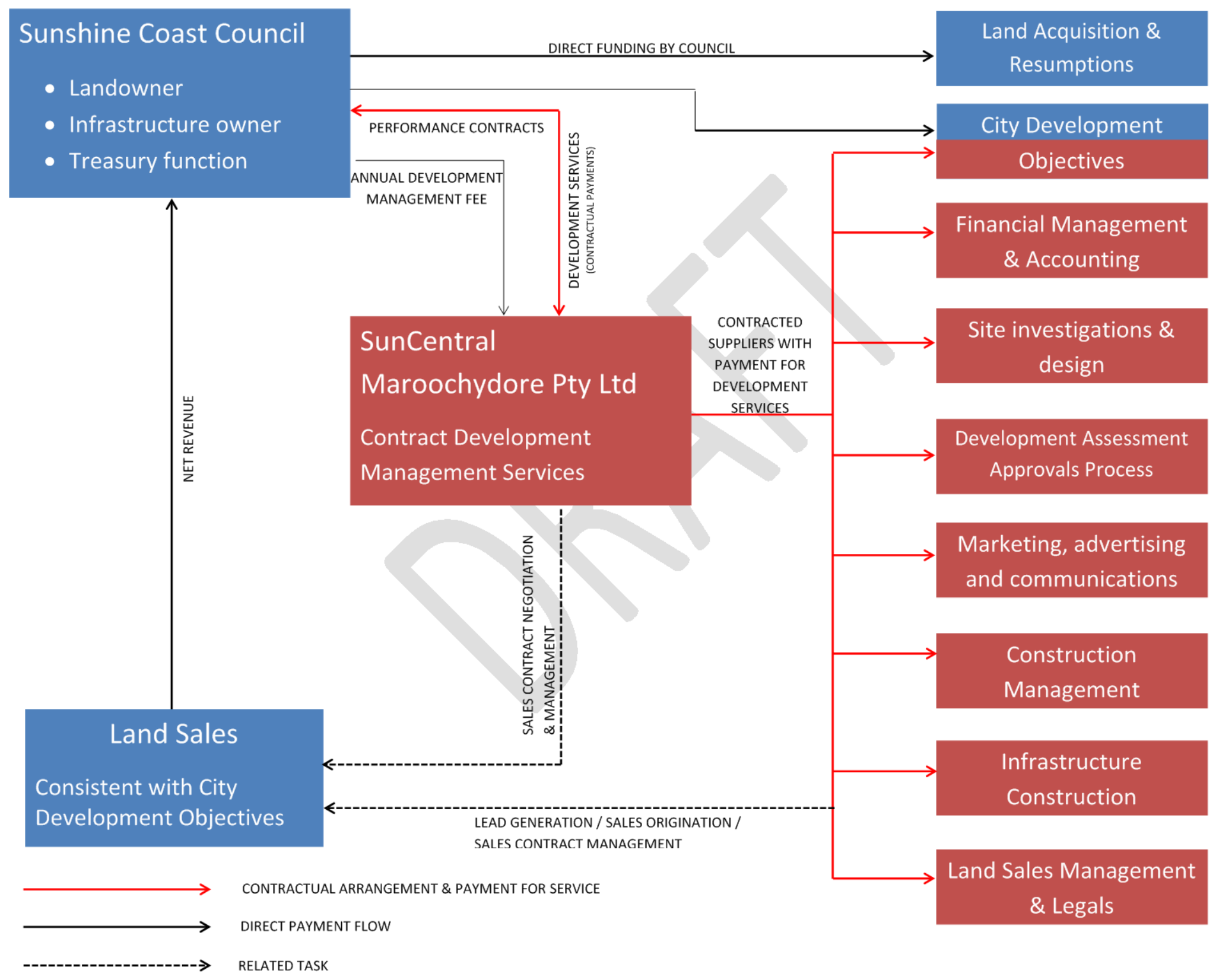
- KEY ROLE**
 - Manage and administer development management services
 - Achieve an appropriate balance between commercial and non-commercial functions
 - Facilitate development of the Priority Development Area to:
 - Attract investment and the sale of land on a commercial basis
 - Aid the establishment of a 21st century regional city centre
 - Create an identifiable city heart for the wider Sunshine Coast
 - Deliver land to accommodate community and civic facilities
 - Enable delivery of key infrastructure
 - Provide a catalyst for economic development
- RESPONSIBILITIES**
 - Provide advice to Council on the Project
 - Provide development services as contracted by Council including:
 - Infrastructure Agreement development and MEDQ approval process
 - Precinct Plans development and MEDQ approval process
 - Any further changes to the Development Scheme in the Priority Development Area
 - Any Reconfiguration of a Lot within the Priority Development Area
 - Any other application for approval under the relevant planning instruments
 - Development of Stage Development Plans and related business cases for submission to Council
 - Development of Land Disposal Plans for submission to Council
 - Land Acquisition
 - Design works
 - Building works
 - Drainage works
 - Operational works
 - Plumbing works
 - Estate maintenance works
 - Advertising and marketing works
 - Promote, facilitate, carry out and control the creation, disposal and management of Council owned land within the Maroochydore City Centre PDA
 - Ensure the financial viability and statutory compliance of SunCentral Maroochydore Pty Ltd
- MEMBERSHIP**
 - CEO
 - Development Managers
 - Other project staff and contractors as required
- MEETING OCCURRENCE**
 - As required

TECHNICAL REFERENCE GROUP (TRG)

- KEY ROLE**
 - The key role of the TRG in the delivery of the Project is to manage and administer the technical design and specification of all constructed Council owned assets related to the project.
- RESPONSIBILITIES**
 - Define technical specifications for:
 - Design works
 - Building works
 - Drainage works
 - Operational works
 - Plumbing works
 - Estate maintenance work
 - Approve all design works completed by SunCentral
- MEMBERSHIP**
 - Departmental coordinator from each Council Department
 - Management Team representation
 - Specialist expertise drawn from Council resources as required
- MEETING OCCURRENCE**
 - Bi-Monthly

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(v) MAROOCHYDORE CITY CENTRE PROJECT – CASH FLOW DIAGRAM



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