

PROFIT FROM BUILDING NEW HOMES IN SOUTH EAST QUEENSLAND

BUILDING AND SELLING affordable housing can help you achieve financial independence whilst providing a much needed community resource. Our company will show you how to do it. We will find the land, the builder and the house plans, and obtain all the council permits and approvals. We then present you with the project details including documents, projected financial statements and funding options for your consideration.

Before proceeding you will need to obtain independent professional advice.

We get the house built on your land and then arrange for the finished product to be sold by local real estate agents. **The property is owned by you.** When the house is sold, you pay us 33% of the net profit (pre tax) for our efforts. Our entire remuneration comes from the profit we generate for you. We do not receive any commissions, fees, money, gratuities, rebates, kickbacks or the like from any third party including the builder, suppliers, agents, contractors, land subdividers and professional consultants.

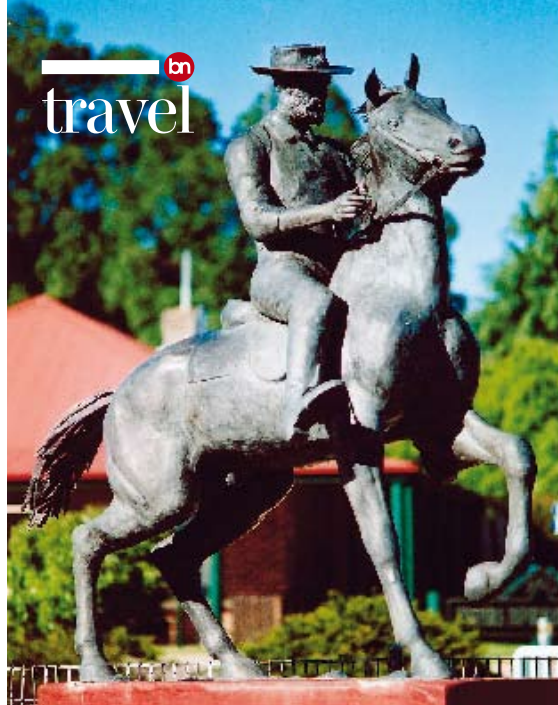
You may also keep the new house. If you do, our share of the profit is based upon a valuation by a registered independent valuer upon completion. A worst case scenario is that you own a new house for cost price.

Your return on capital/equity is likely to be around 30% p.a. and that is after you pay us, and pay all the other costs including bank loan interest. Building and selling one house per year could provide an income of between \$30k to \$40k p.a. You can have us build you as many houses as you want each year.

The capital needed to build a house is between \$100 - \$120k in cash and/ or equity in other property. The land and building (i.e., the tangible assets) will cost from \$270k to \$320k. The sale price target is under \$400k. The time frame should be between 9 - 12 months, from start to finish.

We are experienced property traders, investors, developers and mortgage brokers. We will be your joint venture partners, project managers and advisors. We work for you and no other party. To discuss the matter further, phone 0411 872 826 anytime.

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GOLDEN OLDIE ... Captain Thunderbolt's legend lives on in Uralla with a statue and museum display, and a rock in his name



Mine the **wealth**

*Fossick through this charming village for historical gems,
art and craft galore and a lolly shop treasure trove*

Each January for the past seven years, I've driven through Uralla on the New England Highway in the so-called Thunderbolt Country of northwestern New South Wales. Coolah, further southwest, is my destination and I've only stopped in Uralla to refuel myself or the car. Getting to know this appealing town, if only for 24 hours, was long overdue.

Like Tenterfield and other towns that were regarded by the bushranger Captain Thunderbolt (real name Frederick Ward) as his personal quarry, Uralla has cashed in on its connection to this bandit. Outside Uralla's Visitor Information Centre there's a compelling statue of Thunderbolt astride a spirited horse. Ironically, nearby is a modest plaque that commemorates Constable Walker, the man who tracked Thunderbolt down and killed him in 1870.

It's not surprising then that this town has a cafe, hotel and rock that bear Thunderbolt's name. Yet, despite the romance of a bandit who would take pity on his victims and return some, if not all, of their property, Uralla and other Thunderbolt hamlets have a much broader existence than their bushranger branding suggests.

A short drive from Armidale and Tamworth, surrounded by national parks of breathtaking beauty, well-respected wineries and with some 57 historic buildings of significance dating from the late 1800s in and around the town, Uralla has a complex, colourful and significant history. At midpoint between Sydney and Brisbane, it has successfully embraced gold mining, wheat, wool, beef and wine production.

Despite the traffic booming down Bridge Street on its way to Armidale, the federation streetscape provides a peaceful respite with a dash of whimsy. Strolling down the street's sophisticated shopping strip is enjoyable and surprisingly peaceful. Life-sized papier-mache models by a local artist pose outside businesses: a fisherman stands outside the sports store, a giant Felix the Cat look-alike lounges on the pavement, and a white-coated, bespectacled chemist sits in the pharmacy window.

In The Sweet Place, which sells old-fashioned humbugs, teddy bears and sugary treats, or Burnet's

Books, nationally respected for its vast selection of antique and second-hand books, and The Uralla Wool Room, retailing Mollydale Knits' range of wool, merino, mohair, silk and possum-fur clothing and felt hats all fashioned locally, a visitor can easily while away the time. Barking Dog Gallery, exhibiting ceramics, glass and wood items, and the New England Antique Emporium, harbouring china figurines, old farming tools and furniture, are fun to browse.

A telling way to appreciate how much the town cherishes its historic buildings is to take the Heritage Walk. Follow the numbers on the buildings during the easy, 2km-long walk to track each dwelling's intriguing history. McCrossin's Mill Museum, of the wheat production era, is the first stop. Here, Thunderbolt's life is illustrated by a sequence of nine pictures in Aussie-style Impressionism by painter Phillip Pomroy.

This painterly chronicle charts a few of Thunderbolt's criminal exploits and his grisly demise. There's a wax replica of Ward's body on display and a pocket watch that Thunderbolt stole but then returned to the distraught owner. Ward is credited with stealing 80 horses, robbing 25 mail coaches and pillaging 16 stations.

Uralla's goldfield past is reflected in the exhibition of an old wooden mining shaft, Chinese artefacts and a joss house. There's also an indigenous Anaiwan campsite display accompanied by a soundtrack of bird calls and insects. Walk further up the hill to see the rusting, still used but rather crumpled New England Brass and Iron Lace Foundry building, which has more than 500 iron lacework moulds. Next to the foundry is a miner's cottage decorated with several styles of iron lace.

The Doll Museum around the corner, back on the main street, once the McCrossins' residence, is so crammed with dolls of all shapes and sizes that it's almost the difficult to enter the front door.

A day hardly does justice to this intriguing, friendly town. I'd only scratched its charming surface and will return for a longer exploration.

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