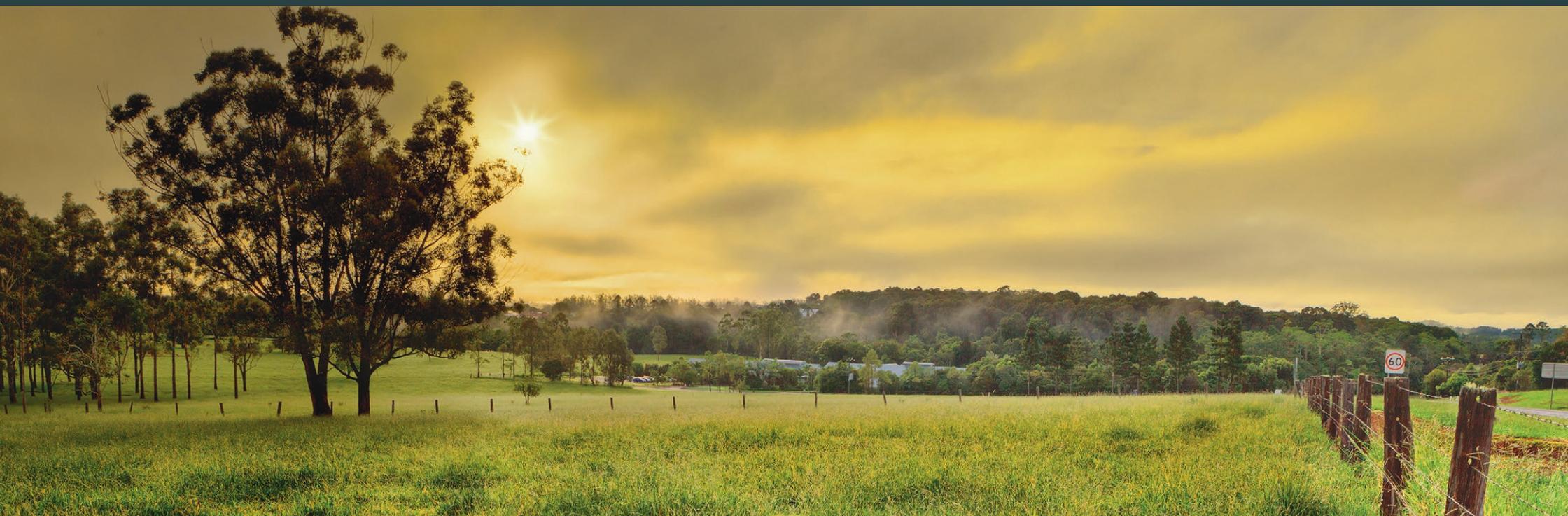


TROPICAL ATHERTON TABLELANDS

INVESTMENT PROFILE



MALANDA NORTH

GREETINGS FROM DOWN UNDER AND FAR AWAY

The Tyranny of Distance was what Geoffrey Blainey, that preeminent Australian modern historian called it. For a localist and an unapologetic pusher of the new paradigm, our distance from the world looks to me more like the Blessing of Distance.

With the blitzspeed of the internet, it is only a cushion of travel time that keeps many locations safe from the depredations of globalist sameness.

On the Atherton Tablelands in Far North Queensland we have the double tyranny of distance, Down Under, tucked away from the rest of the globe, and Far Away tucked away, from metropolitan life in Australia. We have the double blessing of distance.

We revel in it!

We have all the advantages of instant information, instant communication, instant everything. And yet to find us in the flesh, you have to make a commitment. There is no such thing as a drive-by.

It is time for me to make the commitment to leave my paradise and physically visit some other parts of the globe, the ones I can now reach virtually every day of my life.

I hope to make the kind of contact with some of you that our paeleolithic brains still long for and that the internet cannot imitate. I hope to learn from you and learn of you in the way we humans do it deepest, face to face.



Christine Doan



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INTRODUCTION FROM OUR TEAM

Christine Doan has always done things decidedly differently.

From at least 1970, when she decided on an apparent whim to settle on the remote and unknown Atherton Tablelands of Far North Queensland, this tendency to go her own way became clear to others.

Her own take on that choice is decisive: "I fell in love with the Tablelands at first sight, and I never fell out of love. Forty odd years later, I still live in that paradise and will never leave!"

Christine knows something about the attraction of the Tablelands. Have a look at her Malanda North website www.malandanorth.com/investment for some articles she has penned on just that subject so dear to her heart.

After a period focused on her career as an international dressage rider with serial outbreaks of environmental activism, she decided to focus her undiminished energies on business. Her specific goal involved working toward a more sustainable form of property development. She envisaged a more evolved model than that of development in the 20th century, one that might help spare the relatively pristine Atherton Tablelands from the ravages of the outdated model by finding a better way to holistically bolster rural communities through creating quadruple bottom line outcomes in property development. Her Malanda North website www.malandanorth.com/investment contains principles outlined some years ago which she sticks to today.

The project has progressed and now needs investment as well as a new team member to co-create further advances in business modelling and help move it to the operational stage.

This is part of the reason for Christine's world tour: the typically quixotic venture of searching out that needle in a haystack, the unlikely character who Christine describes variously as an immigrant/investor or a change agent/adventurer.

As if finding investment for her own project were not daunting enough, Christine has, again typically, found a way to help her whole community profit from searching out individual small business investors overseas. She has researched

and written extensively about the Business Migration Visa as a mechanism for bringing the right stuff from other continents to a tiny rural hamlet like Malanda. See www.malandanorth.com/investment for more information.

Christine has three investment ready projects – [Malanda North](#), [Carrington Ranges](#), and [Tropical Tablelands Magazine](#), and a willing partner—who is a local migration agent—to test out her hypothesis that the Business Migration Visa might offer benefits to rural Australia, most not imagined at all by the drafters of the scheme. She also has a long list of other Tablelands business owners who would be keen to entertain enquiries related to investment or purchase of a variety of small businesses.

The benefits of opening such an option to a foreigner already successful in small business and wishing to emigrate to Australia do not need emphasising.

This document also contains a compilation of relevant documents and data about Far North Queensland and the Atherton Tablelands from an investment point of view. More information will be happily supplied on request. We have done our best to give enough data to inform, but not so much as to overwhelm. We have also restricted ourselves to our contact details, but are keen to put interested parties in touch with the economic development bodies in the region who regularly deal with investment queries such as, Advance Cairns on the coast, and Tableland Futures Corporation on the Tablelands proper.

We hope this little document will pique your interest in the Atherton Tablelands as a destination to visit, or, better still, to move to. We are devoted localists who treasure imports and devoted Integralists who wish to embed new change agents into our small and cohesive community and our ancient, verdant environment.

Do not hesitate to be in touch.



MALANDA NORTH

The Malanda North Team

info@malandanorth.com

www.malandanorth.com

HAVE YOU EVER WANTED TO LIVE AND INVEST IN AUSTRALIA?

As a place to live Australia really is the 'Lucky Country'.

A relatively young nation with one of the world's lowest population densities, there is plenty of space to enjoy the fantastic relaxed lifestyle and moderate climate all year round. Whether you choose to live in one of the capital cities or the many regional cities and towns, lifestyles revolve around a sense of space, place and friendliness.

Australia is a place of truly stunning natural beauty, relatively undeveloped by international standards and underpinned by one of the strongest economies in the Western world. Recent decades have seen a substantial influx of overseas migrants and the development of a truly multicultural society.

As a place to invest – Australia is a First World country with a stable political climate, well established infrastructure, world class environmental assets and a relaxed lifestyle. Strategically positioned to benefit from the increasing focus on the Asia Pacific region by the United States and other countries, as the new epicentre for much of the anticipated economic growth and power over the next several decades. From innovation to a highly educated and multicultural workforce Australia is a globally competitive location for business.

The Australian Government welcomes foreign investment. As the Australian Government's investment promotion agency, Austrade works to inform investors about growth opportunities in five areas which play to our strengths, jointly agreed by Australian and State and Territory Governments:

- Agribusiness and food
- Major infrastructure
- Tourism infrastructure
- Resources and energy
- Advanced manufacturing, services and technology



The Australian Government has maintained a focus on attracting both investment and new residents with business skills in recent years. Australia's Business Innovation and Investment Programme encourages successful business people to settle in Australia and use their proven skills to develop business activity in Australia. Further details and a fact sheet can be found [here](#) and we can also provide contact details for a qualified migration agent to discuss the options with you.

Australian Foreign Investment Guide can be found [here](#) and provides significant background details and information.

LIVE & INVEST

IN
TROPICAL TABLELANDS
AUSTRALIA



BUSINESS
MIGRATION VISA

PEOPLE AUTHENTICITY
HOLISTIC PURPOSE OPENNESS
RESOLUTION PROSPERITY VALUES SELF DEVELOPMENT
NEW PARADIGM SOLUTION THINKING PLANET NEUROPOWER
INTEGRITY COMMUNICATION



SAFE



TROPICAL NORTH QUEENSLAND

Cairns is the world's most liveable tropical city. Perfectly positioned, it's natural beauty and diverse landscape has made it both an international tourism destination and a desirable lifestyle region. A Regional Investment Prospectus has been prepared which provides further key details and statistics to demonstrate why Cairns and the Far North Queensland region should be considered for both lifestyle and business investment. An extract of key details is shown below, and the full report can be viewed on their website [here](#).

If you would like a quick look at some of the areas in Tropical North Queensland please click [here](#) to access live webcams across the region. Detailed Tourism

information is found on the Tourism Tropical North Queensland [website](#) and an extract is shown below.

Welcome to Tropical North Queensland

Welcome to Paradise - Tropical North Queensland. Whether it's an indulgent break or a thrilling adventure, this stunning region offers you a magical and life-changing experience.

Feel the energy of a vibrant tropical culture of **Cairns** brought to life with festivals, events and experiences shaped by the **Great Barrier Reef** and the Wet Tropics



Source: Advance Cairns

FAST FACTS:

- A regional population of nearly 245,000, with an average annual growth rate of 1.9% between 2001 and 2012, compared to Australia's average annual growth rate of 1.5%
- Average annual population growth in Cairns of 2.5%
- A strong regional economy worth more than \$12 billion and growing by 3% annually
- A diverse economy which features tourism, agriculture, construction, mining and retail industries, among others
- Exports of \$6.9 billion each year
- More than 23,400 registered businesses generating employment for 117,000 locals
- 1.55 million domestic visitors and 690,000 international visitors each year
- Annual domestic and international visitor expenditure of \$2.46 billion
- A 24/7 curfew free international airport
- More than 140 primary and secondary schools
- A university ranked in the top 4% in the world

rainforest. Revel in the outdoors lifestyle and ease of an intimate cosmopolitan city that is adventurous by nature.

Be seduced by an easy going beachside retreat where natural encounters, not crowds are the norm. Free your playful side exploring 14 kilometres of sand by bike, marvelling at romantic ruins or rafting the rapids to discover **Mission Beach**.

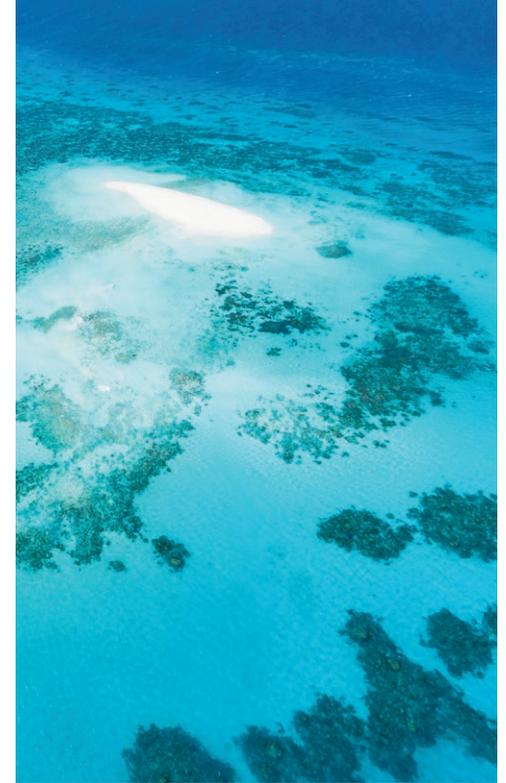
Explore a vast savannah landscape where spectacular gorges, ancient lava tubes and the history of Australian pioneers await discovery. Uncover these hidden gems in the rugged lands of the **Gulf Savannah**.

Refine your senses with an exotic getaway to an absolute beachfront tropical hideaway where every day is all about you. Indulge in beachfront dining, decadent day spas and tropical resorts to uncover **Palm Cove** or journey through the natural wilderness to the top of Australia and discover the landscapes of **Cooktown** and **Cape York** and follow in the footsteps of early explorers on an epic adventure taking in memorable pubs, Aboriginal culture and Australian pioneering history.

Serene waterfalls, towering trees and crater lakes contrast against a tapestry of farms along self-drive trails to timeless villages and fascinating markets. Discover the exotic tropical flavours, unique wildlife and outdoor pursuits that make the **Tablelands** and **Kuranda** one of the many must-do's within the region.

Let the charm of **Port Douglas's** boutique tropical village and the wonders of the Great Barrier Reef and **Daintree** Rainforest revitalise you. Indulge in dining, shopping and pampering and experience the beauty of two World Heritage areas in a region that is adventurous by nature.

Welcome to Tropical North Queensland!



*Top left: North Queensland coastal view from Rex Range
Top right: Great Barrier Reef
Right: Clown fish on the Great Barrier Reef
(Photographs courtesy Shutterstock.com)*



ATHERTON TABLELANDS

In global terms the Atherton Tablelands region of Far North Queensland is undeveloped; as with the country as a whole it is strategically positioned to benefit from the increasing focus on the Asia Pacific region by the United States and other countries, as the new epicentre for much of the anticipated economic growth and power over the next several decades.

Whilst the majority of coastal Australia has been developed, the Atherton Tablelands is the last undeveloped tableland on the more densely populated east coast, situated in the hinterland above Cairns, one hours travel from its busy international airport and the Great Barrier Reef. The region contains some of the most productive agricultural land in Australia, along with unrivalled biodiversity and pristine ecosystems.

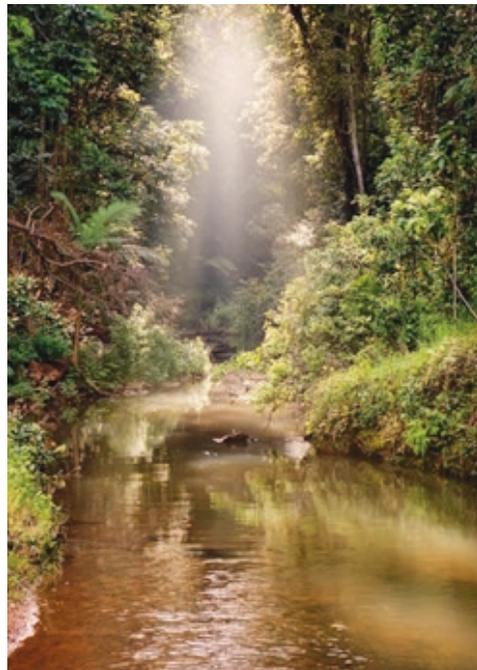
Strengths lie in its significant agricultural industry with gross revenues of \$402M in 2010-2011, followed by strong bases and increasing growth in Mining, Tourism and Tropical Expertise. There is extensive arable land growing over 35 different crops, and varied climate and altitude combined with reliable rainfall and plentiful irrigation water. The region has seen an increased level of production of both organic and biodynamic produce, and there is a growing focus on agricultural opportunities other than commodities, including bio based options such as biopharmaceuticals, nutraceuticals, biofuels and bioenergy. Existing renewable energy production is set to grow strongly.

Where is it?

The Atherton Tablelands are one of the only First World areas located in the tropics. The products, systems, services, knowledge and expertise that have been developed by virtue of living in the tropics have value to the more than 40% of the world's population who live in the tropical zone of the world.



Photos courtesy Alan Carmichael



ECONOMIC SNAPSHOT 2013

An Economic Snapshot and Industry Profile of the region was completed in 2013 and can be accessed in its entirety on the relevant website [here](#). A summary of the key details is shown on the right.

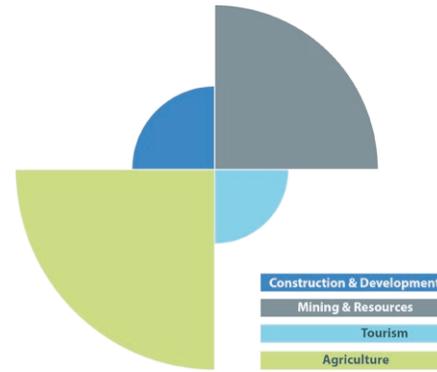
The Atherton Tablelands is a diverse region covering an area of 64,768 square kilometres and is located adjacent to the Cairns International Airport and the Cairns and Mourilyan Sea Ports, for ease of access.

Water, soils and diverse growing conditions have supported a wide range of agricultural and horticultural cropping operations and the region is rich in mineral resources. The area is also world renowned for its remarkable scenic qualities, fresh air and amazingly diverse landscapes.

Investment into the development of complementary industries on the Atherton Tablelands is most welcomed and supported by local government and the business community.

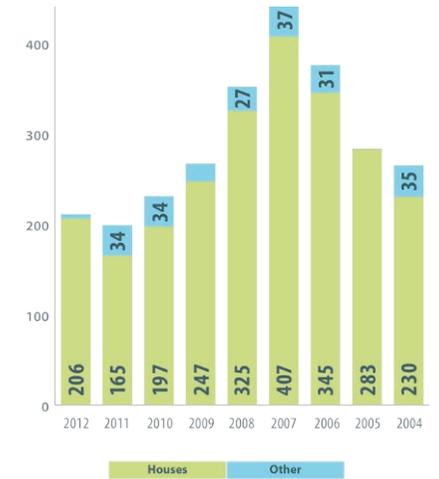
-  **\$1,906,000,000**
Gross Regional Product 2011/12
-  **\$100,900**
Worker productivity (GRP/worker)
-  **19,090**
Labour force
-  **4,745**
Number of businesses
-  **45,563**
Population
-  **520,000**
Number of visitors each year

KEY INDUSTRIES



CONSTRUCTION & DEVELOPMENT

Total value of building approvals for 2011-12 was \$84.8 million, a significant increase on the 2010-11 values of \$68.9 million.



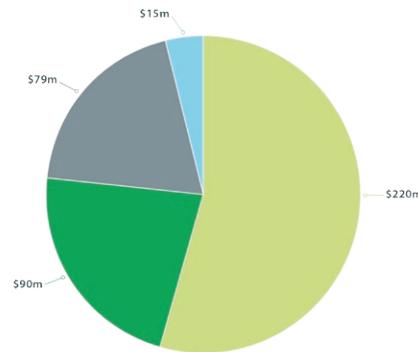
MINING & RESOURCES

The value of production in the Atherton Tablelands, Chillagoe, and Etheridge area in 2010-11 was \$420 million.

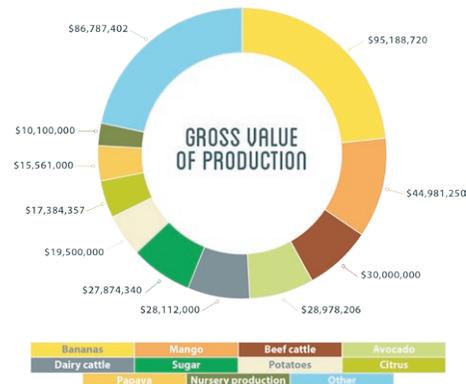


AGRICULTURE

Gross value of production \$404 million.



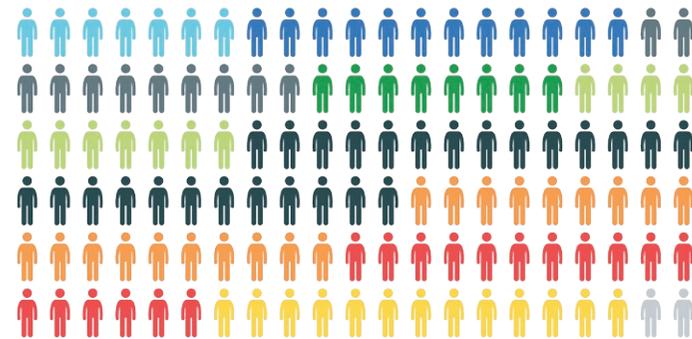
Tree crop industries | Field crops | Animal industries | Lifestyle horticulture



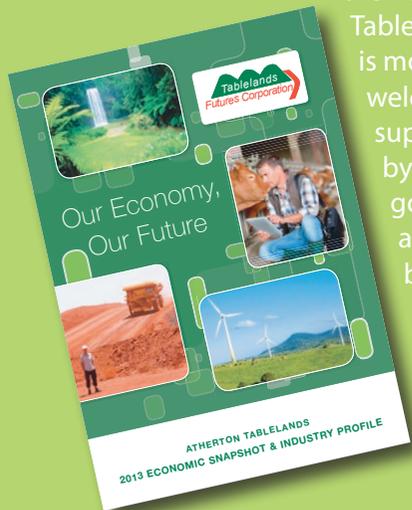
TOURISM

The total value of tourism to the Tablelands region is \$53.5 million.

OUR GROWING POPULATION



Babies & pre-schoolers (0-4): 6.3%	Primary schoolers (5-11): 9.5%	Secondary schoolers (12-17): 8.7%
Tertiary education & independents (18-24): 6.3%	Young workforce (25-34): 8.9%	
Parents & homebuilders (35-49): 20.3%	Older workers & pre-retirees (50-59): 14.9%	
Empty nesters & retirees (60-69): 13.4%	Seniors (70-84): 10%	Elderly aged (85+): 1.7%



Source: Tablelands Futures Corporation, Our Economy, Our Future 2013

Statistics

Population: 45,243

(as at 2011)

Land Area: 6,500,839 hectares

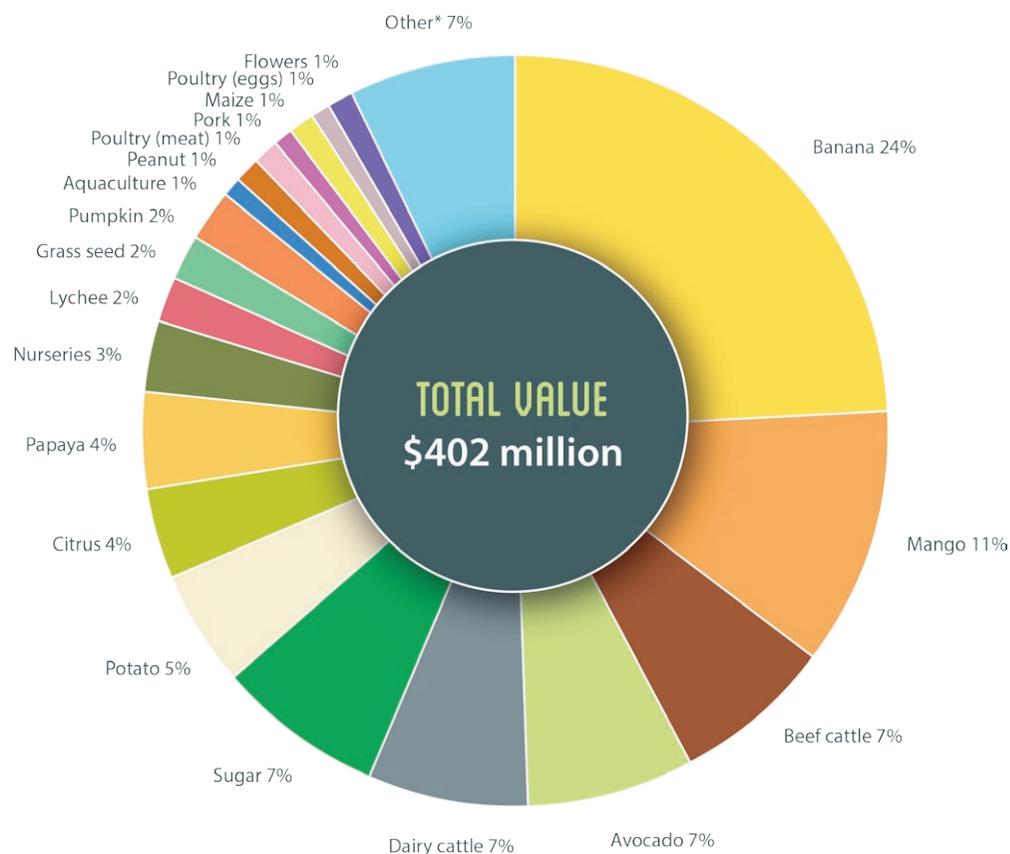
Density: 0.01 persons/Ha

Locality	Elevation (m)	Annual rainfall (mm)	Average Temperature Range (°C)	
			January	July
Mareeba	400	918	21-31	11-25
Dimbulah	407	783	22-34	11-27
Atherton	752	1420	18-29	10-22
Malanda	738	1565	17-28	5-22
Ravenshoe	930	842	16-31	3-23

The region has the added advantage of close links to Papua New Guinea, Asia and Micronesia. There are 150 years of relationships by virtue of easy access, family ties, business links, tourism and shared living conditions.

Agricultural Production Statistics

RELATIVE GROSS VALUE OF TABLELANDS AGRICULTURAL INDUSTRIES 2010-11



*Other = combined value of 18 remaining small industries, each >1% of total value

Source: DAFF, Tablelands Agricultural Profile 2010-11 (Draft)

Long Term Strategic Assets

With food, water and renewable energy positioning as the 'oil' of the 21st Century, the significant natural assets of this region are protected via national parks/reserves, and those for development, in a managed and sustainable way - (agriculture, mining, tourism).

Sustainable energy generation and supply – there is existing wind, hydro and biomass electricity generation, with strong future growth opportunities in wind, biomass and geothermal. The region currently generates 174MW (Hydro - 155MW, Biomass 7MW, Windfarm 12MW), with two further windfarms totalling 600MW presently going through feasibility and development.

The region has a mining history of over 150 years. The Tablelands has as good as no mineral exploration, no fracking and no mines. The surrounding area is rich in mineral resources including gold, lead, zinc and other base metals, tungsten, copper sulphate, tin, perlite, limestone, marble and slate, with a number of major mining companies operating within the region.

Majority of land tenure on the Tablelands proper is all but absolute, being freehold and supported by a stable political climate.



Why invest?

In the past the distance to/from Australia was a disadvantage; however with the shifting global focus toward the Asia Pacific region, both in political and economic terms, combined with the increasing need for future food production, this area of Australia and the tropics will become an ever increasingly important strategic asset as it collectively works toward supplying both further domestic food production and the food bowl of the Asian region.

Australia has come through the global financial crisis in a better position than almost every other OECD country, thanks in part to its strong resources industry. Whilst the effects have still been felt, with falling property prices in recent years, amidst a climate of reducing interest rates and soft demand, the underlying economic strengths suggest that this is an opportune time to consider investing in this area.

Significant opportunities exist at present for investment into the broader Tropical North Queensland region, and in this case specifically on the Atherton Tablelands. These include legacy investment opportunities in both outright asset purchases as well as Joint Venture possibilities.

A broad list of these sectors is shown in **Attachment A**. Further details are available on request.

Far left: Windy Hill Wind Farm, Ravenshoe (courtesy Ratch Australia)
Top left: Farming crops (courtesy Shutterstock.com)
Left: Tinaroo Dam

MALANDA AS A COMMUNITY

The pretty town of Malanda is situated in the heart of the Atherton Tablelands rainforest region. As well as being the centre of the area's successful dairying industry it is also ideal for bird watching, bushwalking, and taking a cooling dip in its iconic Falls. The Malanda township and surrounds, population approximately 2,000, began in the early 20th century as a place of hardy pioneers, facing an uncertain future in an unfamiliar landscape.

Despite many economic challenges in recent times, this local community is taking the lead in demonstrating its willingness to brainstorm how to increase community prosperity and enhance economic diversification. There was a long

history of vigorous grass roots movements, well-functioning community groups and innovative economic projects; these were used to formulate new strategic directions incorporating the strengths of the past with the trends of the future.

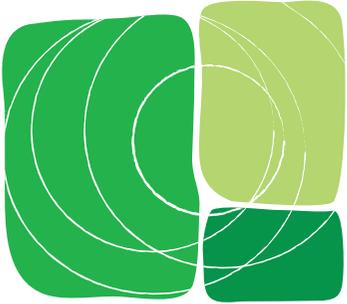
This proactive and innovative approach led to the completion of the region's first blueprint for the community and surrounds moving forwards – 'Sustainable Malanda – Dynamic Rural Village, a 21st century model for a rural village in transition' – full copy [here](#). This document outlines six key transitional strategies for the township to focus on moving forwards, and reflects the forward thinking nature of this community.



Above: Malanda Falls (courtesy Alan Carmichael)
Right: 'Benny' the Lumholtz's tree kangaroo (courtesy Alison Eaton)



CHRISTINE DOAN'S PROJECTS



MALANDA NORTH

Malanda North

A proposed mixed use sustainable development in Far North Queensland. In planning is a vibrant new neighbourhood, with a healthy lifestyle and more jobs to help sustain the town of Malanda. The development brief includes housing, tertiary and vocational training, health services, work studios for local artists and small businesses, community gardens and green open spaces.

The vision for Malanda North is to:

Foster the growth of a vibrant, thriving and creative neighbourhood that integrates with, and adds value to, the Tablelands region and is a highly desirable place to live because of its affordable lifestyle, culture of learning, creativity and innovation, opportunities to work and learn, commitment to sustainability and attractive natural setting.

The project is intended to create an economically sound prototype for sustainable property development. Significant time, resources and energy have been invested to identify the best way to develop the site along world's best practice lines; at the time of inception the aspirations for Malanda North were visionary and well outside the norm for this region.

Malanda North will be acknowledged as a model development because of its sustainability achievements, economic viability and the integration of a community building approach in the development process.

The intention is to create a neighbourhood that combines the social and economic benefits of city life with the environment and lifestyle benefits of a rural town. Full details including a detailed concepts report are [here](#).

Malanda North (courtesy Alan Carmichael)

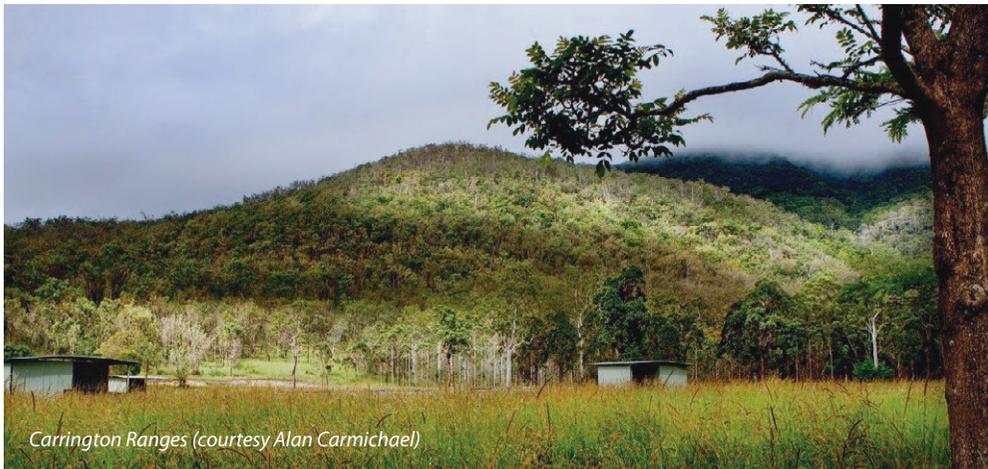




Carrington Ranges

The natural setting of this new rural community is breathtaking, with extensive views towards tropical rainforest and the mountains of the great divide. The property is also bordered on two sides by extensive State Forest and National Park. Carrington Ranges provides you with a peaceful retreat amongst some of the best Tableland's natural landscape while only being minutes from the convenience of the Atherton CBD. A place that celebrates the joy of rural living and strengthens the local environment.

Carrington Ranges provides a place to raise a family or establish your home base in retirement. The safety and support of this new community will ensure you feel part of a fresh approach to experiencing the famous Tableland's country lifestyle. Abundant native plants and suitable shade trees will be planted throughout the streetscape areas to draw the forest and its birdlife to your doorstep. If you are looking for a fresh approach to rural living, an approach that values your lifestyle, budget and environmental concerns then check out Carrington Ranges today.



Carrington Ranges (courtesy Alan Carmichael)

Tropical Tablelands Magazine

As you can see the Atherton Tablelands is a region blessed by stunning natural beauty and amazing wildlife. The landscape itself provides an unavoidable inspiration to meet the challenges we face to ensure the sustainability of this treasure for future generations.

In a place like this the land itself is the foundation for, and penetrates to the very core of, the community. The Tropical Tablelands Magazine is a celebration of this raw natural beauty, the wildlife and the unique lifestyle afforded us by our proximity to the High Wet Tropics. It also seeks to be the voice for the growing conversation that celebrates local identity and lifestyle in ways that respond to the social, economic and environmental challenges of the 21st Century.

This magazine is a special blend of nature, people and the passion we have for our communities and their continued vitality in the diverse landscapes of the Tropical Tablelands.

As the first appzine digital magazine dedicated to our northern tropical region, the magazine is ripe with opportunity for growth and to be a key player in shifting to the new paradigm.

If you have a passion for integral living and bringing together the global community through the celebration of place-based nature and innovation, think about becoming a digital publisher in an underdeveloped part of the developed world. Think about becoming that voice from a last frontier of the old world that is becoming one of the first frontiers of the new paradigm.

At the very least, we would love it if you would read and enjoy our magazine.



ADDITIONAL INFORMATION

For further details or a confidential discussion please contact Christine Doan:

Direct email: christine@cddressage.com

Office email: info@malandanorth.com

www.malandanorth.com/investment

Document links

www.malandanorth.com/investment

www.malandanorth.com

<http://www.malandanorth.com/carrington/>

<http://tropicaltablelandsmag.com.au>

<https://www.immi.gov.au/media/fact-sheets/27business.htm>

<http://www.austrade.gov.au/Invest/Doing-business-in-Australia/Investor-Guide/Home>

<http://www.cairns-greatbarrierreef.org.au/quick-facts/see-live-webcams.aspx>

<http://www.cairns-greatbarrierreef.org.au>

<http://www.tablelandsfutures.com/publications>

<http://www.malanda.info/wp-content/media/Sustainable-Malanda-Scoping-Document-final-version-1.pdf>

Artwork and design by nettiedunne.com.au

ATTACHMENT A

