

# HUTCHINSON BUILDERS

Established 1912

**J. HUTCHINSON PTY LTD**  
A.B.N. 52 009 778 330

584 Milton Road (Cnr Sylvan Rd)  
Toowong Qld 4066  
Locked Bag 3002  
Toowong D.C. Qld 4066

Telephone: (07) 3335 5000  
Facsimile: (07) 3335 5005

Email [info@hutchinsonbuilders.com.au](mailto:info@hutchinsonbuilders.com.au)  
Website [www.hutchinsonbuilders.com.au](http://www.hutchinsonbuilders.com.au)

28 October 2009

David Catterall  
Director  
Level 12, Toowong Tower  
9 Sherwood Road  
Toowong QLD 4066

## RE – BEST MANAGEMENT GROUP

Best Management Group provided expert management assistance to help make our development Alpen Ridge, Niseko a great success.


Alpen Ridge is an apartment ski resort in a prime ski in, ski out location at Hirafu, Japan. The property opened in late 2009 and immediately enjoyed strong trading beyond our expectations.

The property was developed, and now operates using mainly local labour. We engaged Best Management Group to apply their expertise in hotel and resort operations and achieve a professional standard of management that would endure for the benefit of the investors. This included assistance in the following areas:

- Pre Opening Technical Services
- Design advice
- Financial Modeling
- Consulting on Owners Association (Body Corporate) issues
- Reporting to Owners, including Owner Return Models
- Review of Letting Agreements, including the calculation of various charges to Owners
- Review of terms on Management Agreement with locally based operator
- Liaison with local tourism industry
- Marketing Strategy, including launch

Best Management Group attended to our requirements in a most professional manner, and the barriers of distance and cultural differences were overcome effectively. Our company envisages further activity in Japan and other international locations and we certainly intend to again engage Best Management Group for similar services.

Yours sincerely  
**J HUTCHINSON PTY LTD**



**SCOTT HUTCHINSON**  
Chairman

*Associated Company*



**Kinco, Inc.**  
Constructors

12600 Lawson Road  
Little Rock, Arkansas 72210  
Phone (501) 225-7606  
Fax (501) 225-1028



**BUILDERS  
CONTRACTORS  
PROJECT MANAGERS**