

Media Update August 2009



Office Market

- Lease of an office space to **Auscripts** in **Santos Place, level 16, 32 Turbot St**. It is a 1,150m² occupancy for 10 years with a 5 year option. It includes 5 car bays and five bike spaces. No leasing rate disclosed, however said to be mid **\$600's/m²**. (07/08/2009, CM)
- Lease of a full floor office space to **Eastern Star Gas** at **40 Creek St in Brisbanes CBD**. They have leased 642m² of space for 7 years. Estimated rental \$700/m² gross. (07/08/2009, CM)
- **Business Surveillance Solutions Pty Ltd** has leased a 505sqm office at **321 Pacific Hwy, North Sydney** from **Recount Management Systems**. The lease term is 3 years at a rent of **\$300/sqm gross**, and the deal was negotiated by Hartigan Bolt. (01/08/2009, SMH)
- **Orchard Fund Management** has sold a central Melbourne office block at **350 Collins St** for **\$52.5m** to a local **private investor**. The sale was negotiated by JLL and reflects a yield of more than 10% on a forecast fully leased basis. (20/08/2009, AFR)
- **Becton** has sold a two-building office complex at **19-25 Moore Street, Turner** to a local private investor for **\$12.4m**. The sale was struck at an initial yield of 9.79% and comprises 3,559sqm and basement parking for 116 cars. (10/08/2009, APR)
- **Everest Holdings Pty Ltd** sold a 4900sqm site at **45 Macquarie St** to **Crown Investments Pty Ltd** for **\$16.5m**. The sale was managed by Khoury and Partners. (08/08/2009, SMH)

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Industrial Market

- **Synergy Scaffolding** has leased 1538sqm of warehouse space at **40 Norman St, Peakhurst** from **Tahloona Pty Ltd**. The lease term is 2 years at a rent of **\$65/sqm gross**, and the deal was negotiated by Ray White Industrial. (22/08/2009, SMH)

- **FED Australia Pty Ltd** has leased a 3243sqm modern industrial unit at **1A Amour St, Milperra** from **Trust Company Limited**. The lease term is 5 years at a rent of **\$105/sqm gross**, and the deal was negotiated by Colliers International. (22/08/2009, SMH)

- **Efficient Data Communication Pty Ltd** has leased a 1094sqm warehouse office at **1/198 Young St, Waterloo** from a **private investor**. The lease term is 3 years at a rent of **\$210/sqm gross**, and the deal was negotiated by JLL. (22/08/2009, SMH)

- **Unistrut** has leased a 3684sqm high-clearance warehouse at unit **1, 34-38 Anzac Ave, Smeaton Grange** from **St Hilliers Property**. The lease term is 5 years at a rent of **\$65/sqm net**, and the deal was negotiated by Colliers International. (22/08/2009, SMH)

- **CDS Patch Fittings (Aust) Pty Ltd** has leased a 2366sqm freestanding factory at **4 Phiney Place, Ingleburn** from **Lagan Holdings Pty Ltd**. The lease term is five years at a rent of **\$95/sqm net**, and the deal was negotiated by JLL. (15/08/2009, CM)

- **Southern Steel** has purchased 2.4ha of development land at **Bankstown Airport** for **\$7.5m**. The vendor **BAC Devco** is a joint venture partnership between Leighton Holdings, Mirvac-owned property developer James Fielding and West Australian-based superannuation fund Westscheme. The sale was managed by Colliers International. (17/08/2009, AFR)

- **ING Management Limited** has sold a 5,908sqm office-warehouse at **70-80 Euston Rd, Alexandria** to a private investor for **\$10m**. The sale was managed by Westropp-Evans & Assoc. (08/08/2009, SMH)

- **Stuart Alexander (Holdings) Pty Ltd** has sold a 5764.5sqm industrial unit at **50-54 Rosebery Ave, Rosebery** to **Rituna Pty Ltd** for **\$8.2m**. The sale was managed by Colliers International. (08/08/2009, SMH)

Retail Market

- The **CFS Retail Property Trust** has bought the **Northgate Shopping Centre** in the Hobart suburb of **Glenorchy** for **\$70.1m** on an initial yield of over 9%. JLL brokered the sale. *(28/08/2009, AFR)*

- **ING Real Estate's retail fund** has sold **Wynnum Plaza** in **Brisbane** for **\$80m** to a private investor, believed to be the Brisbane-based **Lin Family**. The shopping centre is understood to have sold on a yield of 8.5%. The plaza has a lettable area of 27,125sqm. *(20/08/2009, AUST)*

- **GEO Property Group** has sold its **Domayne Centre** in **Campbeltown**, NSW for **\$7.9m**. The price is consistent with the property's written down value as at June 30. The sale was negotiated by JLL. *(13/08/2009, AFR)*

- The **Leeton Market Plaza** shopping centre in regional NSW has sold for **\$6.1m** to a private investor. Knight Frank Wagga Wagga negotiated the sale to a local private investor. *(27/08/2009, AFR)*

■ Media Database Search

The above article summaries, and many more relevant to the commercial property sector, can be searched on-line via the Savills Media Database. The database enables historical article summaries to be found by searching article categories, industries, localities, keywords and publications.

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This document, and the Savills Media Database, provides a brief summary of media articles relevant to the Commercial Property Sector from major Australian publications. Articles are the property of the individual publications. Relevant publications should be contacted to attain further information on specific articles. The below legend details publications included in the search.

AFR= Australian Financial Review Australian	AGE=The Age	AUST=The
BN=Brisbane News	CM=The Courier Mail	CN=City News
GCB=The Gold Coast Bulletin	SCD=The Sunshine Coast Daily	SH=Sun Herald
SMH=Sydney Morning Herald	SWT=South West Times	TA=The Advertiser
TCP=The Cairns Post Business News	WA=The West	WABN=WA

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