

Media Update June 2008



Office Market

- Technical educator **EXCOM**, has leased **299 Sussex Street, Sydney** from an **undisclosed landlord**. The lease term is 10 years with a five year option at a rate of **\$2 million per annum** for the 3,141 sqm of space. (19/06/08, AFR)
- **Queensland Health** has leased space at the **Ipswich City Plaza** from an **undisclosed landlord**. The lease term is five years with a three year option at an understood rate of **\$350 sqm** for the 1,821 sqm office space (18/06/08, AFR)
- **Academy Roofing** has leased space on **Gain Road, Dandenong** in **Victoria** from an **undisclosed vendor**. The lease term is five years at **\$110,000 per annum** for a 1,250 sqm space. (10/06/08, AFR)
- **Bytecraft**, a division of Tattersall's technical support has leased space in the **Brisbane Technology Park, 15 Brandl Street, Eight Mile Plains**. The lease term is 10 years at a rental of **\$550,000 net** for the five year old, 2,546 sqm warehouse and office space. The deal was negotiated by Savills (05/06/08, AFR)
- A **private, Sydney based investor** has acquired **109 Reserve Road, Artarmon** from **Beyond International**. The purchaser paid a total of **\$6.425 million** for the 2,290 sqm net lettable area of office space which has been leased back by Beyond International on a 10 year lease, with a five year option. The deal reflected an initial yield of **8.2%**. (19/06/08, AFR)
- **Hendrick Karsten** and associated have acquired **118-126 Queen Street, Melbourne** from a **private syndicate**. The purchaser paid a total of **\$10.825 million** for the 3,200 sqm office building, with plans to refurbish and re-badge as Manhattan Suites. The deal is believed to have been negotiated by Savills. (12/06/08, AFR)

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Industrial Market

- **Australand Holdings** has acquired **175 Bonds Road, Riverwood** in **Sydney** from **Electrolux Home Products**. The purchaser paid a total of **\$8 million** for the 7,979 sqm manufacturing facility, located on 17,500 sqm. Australand plans to use the land for a land subdivision. *(05/06/2008, AFR)*
- Mazda dealer **John Newell** has acquired **94-98 O’Riordan Street, Alexandria** from the previous owner-occupier **DPK**. The purchaser paid a record **\$14 million** for the 8,353 sqm site. *(05/06/2008, AFR)*
- **Laing O’Rourke** has acquired an industrial site in **Townsville, Queensland** from North Queensland developer **CEC Group**. The purchaser paid a total of **\$22 million** for the 63 ha industrial site with plans to subdivide. *(05/06/2008, AFR)*
- A local **owner occupier** has acquired **47 Logistics Place, Larapinta** in **Queensland** from an **undisclosed vendor**. The purchaser paid a total of **just under \$5 million** for the 17,500 sqm site, with plans to build. *(05/06/2008, PR)*
- **Mark Betar** has acquired **9-12 Lambridge Place, Eclipse Business Park** from a **finance company**. The purchaser paid a total of **\$6.5 million** for the 7,559 sqm building. *(07/06/2008, SMH)*
- **Cesco Australia** has signed a long-term lease for a large multi-purpose warehouse at **38 Goodman Place, Murarrie**. The group will pay between **A\$115-125/sqm** for the 4,140sqm warehouse. *(06/06/2008, AFR)*
- **Academy Roofing** has leased space on **Gaine Road, Dandenong** in **Victoria** from an **undisclosed vendor**. The lease term is five years at **\$110,000 per annum** for a 1,250 sqm space. *(10/06/2008, AFR)*
- **Pago Design** has leased **unit 2, 671-675 Gardeners Road, Mascot** from **Rex Airlines**. The lease term is two years at a rate of **\$135 sqm net** for the 1,329 sqm industrial facility. *(14/06/2008, SMH)*
- **Wennjon Transport Pty Ltd** has leased **145 Hartley Road, Smeaton Grange** from **Hilhar Pty Ltd**. The lease term is three years plus a three year option at a rate of **\$80 sqm gross** for the 4,297 sqm warehouse space. *(14/06/2008, SMH)*

Retail Market

- **Super A-Mart** are moving into the old ikea site on **Scarborough beach Road in Osborne Park**. The lease will cover 3,907sqm showroom and 1,706sqm warehouse for a rent in the range of **\$175 per sqm** and **\$200 per sqm**. *(11/06/08, WA)*
 - **Charter Hall Opportunity Fund No. 5** has acquired **40 Creek Street in Brisbane** from the **Lend Lease APPF Commercial Fund**. The purchaser paid a total of **\$74.25 million** for the 25-year old building, 18 levels of office space, retail space - a total of approximately 12,400 sqm. *(03/06/08, AFR)*
 - **Terry White** has acquired two major retail shops in **Coorparoo Junction in Brisbane** from an **undisclosed vendor**. The purchaser paid a total of **\$12 million** for the retail site, which will be redeveloped to consist of a super new Terry White Chemists, a medical centre with eight consulting rooms, podiatry and other allied health services. *(05/06/08, PR)*
 - **Becton Property Group** has sold five retail centres, known as the **Spotlight Portfolio**, across four states, for a total value of **\$29.8 million**. The centres were sold in **Coonabarabran in NSW, Hoppers Crossing and Morwell in VIC, Hobart in TAS and Whyalla in SA**. It is reported the property in New South Wales sold on an **8% yield**, whilst the other properties traded on a **6.5% – 7.5% yield**. *(16/06/08, AFR)*
 - An **undisclosed purchaser** has acquired **61-79 Henry Street, Penrith** from **AMP Capital Investors**. The purchaser paid a total of **\$16.49 million** for the 8,596 sqm Henry Lawson Centre, on a site area of 16,160 sqm, which consist of tenants including The Good Guys, Koorong Books and Penrith Medical Centre. The deal reflected an initial yield of **7.78%**. *(19/06/08, AFR)*
 - **Coles Group** has acquired a development site in **Maylands in Western Australia** from **Macquarie CountryWide**. The purchaser paid a total of **\$6.85 million**, with a book value of \$5.45 million, with Coles understood to develop the site in the near future. *(20/06/08, PR)*
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Hospitality and Leisure Markets

- **Mirvac Hotels and Resorts** have acquired the management rights of the **\$210 million Noosa Sanctuary** due to open in September 2009. The resort will be known as **Quay West Resort Noosa** and will consist of a 200-delegate conference room, gym, day spa kids club and restaurant. *(12/06/08, AUST)*
- **Indigenous Business Australia** has acquired the **Holiday Inn Hotel, Townsville** from **Eureka Funds Management**. The purchaser paid a total of **\$22 million** for the 199-room hotel. The deal reflected a yield on forecast income of **8.5%**. *(12/06/08, AFR)*
- **Amalgamated Property Group (APG)** has acquired a **development site at Broadbeach** in **Queensland** from an **undisclosed vendor**. The purchaser paid almost **\$20 million** for the 3,666 sqm site. It is believed that APG are in the process of planning a residential/hotel development on the site. *(13/06/08, APR)*
- A **private developer** has acquired **1650 Dandenong Road, Oakleigh** in **Victoria** from a **private investor**. The purchaser paid a total of **\$4.5 million** for the 5,018 sqm land area, 1,513 sqm building area motel comprising of 43 rooms, a managers residence and a restaurant. The property is currently leased to Oakleigh motel on a short-term lease which expires on 31 December this year, with a net annual rental of **\$111,216**. *(16/06/08, APR)*
- **Action Hotels**, owned by the **Kuwaiti Royal family**, has acquired the **Ibis Hotel** in **Glen Waverley** in **Victoria** from an **undisclosed vendor**. The purchaser paid a total of **\$30 million** for the hotel. The Group are also believed to be in negotiations to purchase a \$70 million 330-room hotel site near Brisbane's casino and were currently proceeding through the DA process. *(19/06/08, 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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