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MacArthur Tower a deal creating interest

THE BANK OF QUEENSLAND (BoQ) HAS DECIDED TO RELOCATE ITS HEAD OFFICE IN BRISBANE TO MACARTHUR TOWER IN MID-2004. ACCORDING TO THE BANK'S MANAGING DIRECTOR DAVID LIDDY, THE NEW HEADQUARTERS WILL HERALD A NEW ERA FOR THE QUEENSLAND BANKING CORPORATION.

After several months of negotiations, BoQ and the MacArthur Tower joint venture partners signed a deal worth more than \$3 million per year for a ten year lease over five floors in December 2003.

"It is a great pleasure to announce this particular tenant which is a blue-chip financial institution, proudly Queensland owned, and which continues to grow in stature for its business prowess and customer service outcomes," said Bob Borger, Queensland Manager Leighton Properties.

"MacArthur Tower's location is at the geographic heart of the city. Its position above MacArthur Central's three levels of retail provides excellent facilities for staff within the building.

The MacArthur Central Retail Centre is anchored by Dymocks, Big W and Woolworths, which opened for trade in November 2002.

The retail entity includes discount department stores and supermarket shopping, to high-end fashion, restaurants, and specialty shopping.

Mr Borger said that Bank of Queensland have taken 8080 square metres over levels 15 to 19 with options over other floors, that could increase

the size by 10,000 square metres within eight years, with a Bank of Queensland retail presence on the ground floor.

The 25,000 square metre office tower will be renamed BoQ Centre as part of the deal.

Joint venture partners Leighton Properties and the Seymour Group have called for expressions of interest to purchase the building.

"Bank of Queensland is another prestige tenant joining the Department of Veterans Affairs, the Land and Building Tribunal, and Gilshenan & Luton Lawyers, thus making MacArthur Tower a blue chip investment," said Bob Borger.

The ongoing success story of MacArthur Tower originated with the award-winning retail centre and continues with the imminent completion of the commercial tower in January 2004.

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Bob Borger (Leighton Properties) and David Saville (BoQ) in front of MacArthur Tower

Photo courtesy of The Courier Mail



Artist's impression of the completed development

WestLink Business Park launched

Leighton Properties has been appointed development manager of the 94 hectare \$300 million WestLink Business Park at Deer Park in Melbourne's west.

A planning application will be lodged shortly, with approval expected by the second quarter of 2004. Infrastructure work is likely to be underway before the end of this year.

Victoria Manager Mr Beck said WestLink would cater for a range of industrial end users from large scale warehousing through to smaller users seeking quality space, with land prices expected to commence at around \$65 per square metre.

"Our aim is to provide competitively priced, fully serviced sites from five hectares down to one hectare" Mr Beck said.

"The Melbourne design and construct market for industrial users is showing no sign of coming to an end and we expect WestLink will be a significant boost to the market," Mr Beck said.

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More News ●●●●

- NSW Airports deal lands safely
- Vic Homemaker Centre plans approved
- NSW 56 Delhi sales launch success
- NSW Vyril Vella constructs enviable milestone
- Qld Viridian Noosa sets hearts racing!
- NSW KENS sets a foundation for the future



Airports deal lands safely

Leighton Properties have joined the successful consortium in the purchase of the Sydney Basin Airports (Bankstown, Camden and Hoxton Park) which were sold on the 15 December 2003 for \$211 million to the BaCH Airports Consortium (BaCH).

Finance Minister, Senator Nick Minchin said that the sale of the Sydney Basin Airports followed a very competitive sales process with the Australian Government receiving high quality bids.

BaCH Airports' winning bid has been sponsored by the Commonwealth Bank of Australia, the James Fielding Group and Toll Holdings Ltd.

The terms of the leases over each airport are:

Bankstown Airport, 99 year leasehold, Camden Airport, 99 year leasehold and Hoxton Park Airport, freehold after an initial five year lease (optional period).

Leighton Properties will participate in joint venture with James Fielding Developments Pty Limited and Westscheme Pty Limited in the development of lands that are excess to operational needs. Bankstown Airport will continue to operate as a general aviation airport and, notwithstanding that it is already Australia's busiest airport, operations are forecast to increase. Likewise, Camden will continue to operate as a general aviation and sporting (gliding and ballooning) airport.

At Hoxton Park Leighton Properties have purchased a 50 percent interest in the freehold with James Fielding Developments securing the other 50 percent. Hoxton Park will close as an operational airport within five years and be developed as a business park.

NSW Manager Mark Gray said "the securing of these significant lands for development in Sydney's booming south-west sector will provide a pipeline of development projects over the next 10 years.

Bankstown Airport is strategically placed to capitalise on the strong demand for bulky goods and leisure based retail as well as industrial projects recently boosted by the construction of a Bunnings outlet on the Milperra Road frontage.

Hoxton Park Airport is immediately accessible to the M7 Motorway (under construction) via the Cowpasture Road Interchange providing the opportunity to develop a first-class business park on the site".

Master planning is currently underway with the objective of expanding the existing development works at Bankstown as early as possible and to re-zone Hoxton Park airport at its closure.

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Bankstown Airport:

Established in 1940, Bankstown Airport is located on the doorstep of Western Sydney, just 22km south-west of the metropolitan central business district, and two kilometers from the M5. The facility is constructed on a 313 hectare site comprising four runways, extensive taxiway and apron areas and a thriving business park, home to over 170 successful businesses.



Camden Airport:

Located in an attractive rural environment 31km south-west of Bankstown Airport, Camden Airport is the oldest operating airport of the three airports. This airport is 196 hectares in area and is surrounded on three sides by the Nepean River.

With one sealed and one grass runway the airport also has two glider strips.



Hoxton Park Airport:

Hoxton Park Airport is the smallest of the three metropolitan airports occupying 87 hectares, it is also the newest, being established in 1942. The airport is located 13km west of Bankstown.

The airport has one runway and one associated taxiway with supporting grass and sealed apron areas.

Homemaker Centre plans approved



Artist's impression of the completed Peninsula Homemaker Centre, Mornington

Planning approval has been granted for Leighton Properties to proceed with the Peninsula Homemaker Centre in Mornington, Victoria. The 32,000 square metre retail centre will be constructed under a development agreement with the James Fielding Trust.

"This is James Fielding's first bulky goods acquisition," said Ben Hindmarsh, Director of James Fielding Trust. "We feel that Mornington is a region that has strong growth prospects. This centre is well positioned to leverage from that growth."



The Peninsula Homemaker Centre (red outline) is well positioned to capitalise on the Mornington region

Mornington is the commercial focus of the Peninsula area and 'the second most important municipality in terms of the value of residential housing construction work' (*Essential Economics 2002*). With the increasing demands related to both new housing and renovations, the Peninsula Homemaker Centre will be an attractive opportunity for bulky goods retailers.

Following on from the success of the Moorabbin Homemaker Centre, Leighton Properties is keen to take advantage of the current growth in the bulky goods sector. Recent reports have highlighted the shortage of these developments and Leighton Properties' Victorian Manager Bill Beck said "this sector has strong growth potential and is one of the most successful sectors in the Australian retail market."

Mr Beck also said they were keen to develop homemaker centres because of strong demand by traders and investors. Several offers from retailers are already under negotiation and it is anticipated that as much as 18,000 square metres of the 32,000 square metres net lettable area could be pre-committed.

The Peninsula Homemaker Centre will offer up to 35 outlets in a range of tenancy sizes and Construction Managers, Thiess Contractors, expect completion by June 2005.

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56 delhi

sales launch success

Leighton Properties and their joint venture partners hosted the launch of marketing for 56 Delhi in September, at the Somerset North Ryde, which adjoins the project site. The lunchtime function included a presentation of the new commercial strata development to over 50 commercial real estate agents.

The level of pre-sales have now reached about 40 percent of the space. Demolition of the existing building has been completed and construction is about to commence. Completion of the development is scheduled for December 2004.

The unusual and eye catching design by Perumal Pedavoli Architects features an elegant colour scheme, an expressive facade and a distinct and contemporary cantilevered roof.

The project website can provide further background on the development and is located at www.56delhi.com

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Sylvia Cleary and Sue May welcome guests to the agents launch



Agents attending the function were provided an insight into the ideal opportunity for investors at 56 Delhi

Vyril Vella constructs enviable milestone



Vyril Vella, Managing Director of Leighton Properties, celebrated thirty years of service with Leighton in January.

Vyril joined the Group in January 1974 with Leighton Contractors as a Project Engineer for construction of the Tea Gardens Bridge, across the Myall River in NSW.

Following numerous successes he moved to Project Management, Contract Management and then in 1986 to become General Manager, NSW & ACT for Leighton Contractors, a position he held till 1988.

In 1988 Vyril was appointed Managing Director of Leighton Properties, responsible for property development of projects for the Leighton Group within Australia.

Notable developments for which Vyril has been responsible as a Managing Director include, The Sydney Harbour Casino; the Maritime Centre, Sydney; 383 Kent Street, Sydney; 417 St Kilda Road, Melbourne, the KENS Project, Sydney and various retail, residential and commercial developments.

Leighton Properties and the Leighton Group congratulate Vyril on reaching this significant milestone and the Group looks forward to his ongoing contribution to the Groups success.

KENS sets a foundation for the future

The onsite programme for the archaeological excavation works of the KENS Site has been completed and signed off by the Heritage Council after approximately 5 ½ months of excavation. The original harbour and foreshore area along Sussex Street was the final area to be excavated and signed off on 23 October 2003.

The KENS Site has provided a vast amount of information on the life and environments in Sydney in the early years of European settlement and also a glimpse of Aboriginal life dating back several thousand years. The Archaeological Team will be undertaking extensive research and documentation of the artefacts over the next year and the artefacts will then be returned to the KENS Site for incorporation into the new development.

The project website describing the archaeological process and stages of investigation is located at: <http://www.leightonproperties.com.au/kens/>

With the conclusion of the archaeological works, the site works have been concentrating on bulk excavation of the basement carpark. Concurrently, the first structural concrete pour to the base of the main tower lift core occurred on 28 November 2003. Representatives of Westpac joined Leighton Properties to witness this significant event.

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Recent scenes at the first structural concrete pour to the base of the Main Tower Lift Core

Viridian Noosa sets hearts racing!

Following the recent announcement that Accors Sofitel was to be the manager of the Viridian Noosa resort, the brand was launched into the Noosa community through Viridian's sponsorship of the prestigious Noosa Triathlon and Multi Sports Festival.

The festival was run from 26 October 2003 and culminated with the running of the Viridian Noosa Triathlon on Sunday 2 November.

Noosa was painted Viridian colours during the event which was won this year by defending champion Craig Walton.

Leighton Properties' State Manager Bob Berger said that "Our sponsorship of one of Queensland's premier sporting events is indicative of our desire for Viridian resort to be the number one resort and convention facility on the Sunshine Coast."

The last stage of the project is currently being marketed for sale. Viridian Noosa resort units and villas are currently priced from \$540,000 to \$1.7 million.

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The finish line for the Noosa Triathlon