



An artist's impression of the completed 700 Collins Street site in the Docklands precinct



An artist's impression of the entry foyer

## Medibank feels better at 700 Collins

MEDIBANK PRIVATE HAS BECOME THE LATEST BIG NAME TO SIGN ON AT THE LEIGHTON PROPERTIES/FOLKESTONE JOINT VENTURE 700 COLLINS STREET DEVELOPMENT IN MELBOURNE'S REJUVENATED DOCKLANDS.

Relocating their three current premises to one central position will be a cost effective move for Medibank and a coup for the Folkestone/Leighton JV. Together with the Bureau of Meteorology, who signed up in mid-2002, the 10-year Medibank lease now gives the project a 92 percent occupancy commitment, and the kudos of being the most successful office building in the Docklands precinct.

Located on Batman's Hill, between the Melbourne CBD and the waterfront, the 32,345 square metre building sits above a 1680 square metre retail space and is set to become a prominent landmark at the gateway to the Docklands. Over the next decade, the 200 hectare site will house a mix of commercial (33 percent), retail (8 percent), residential (53 percent) and hotels/other (6 percent) services. Together with public parks, plazas and some 7km of waterfront promenade, the area will be one where Melbournians and visitors can work, eat, live and play.

The joint venture received development rights to the site from the Docklands Authority in 2001 and construction and development of the building is already well advanced.

Twelve floors in a 'H' shape will provide 700 Collins Street's tenants with a 'new age' workplace. The building is solar energy conscious and will minimise energy usage. Two winter-garden atrium zones will maximise natural light.

"The new Bureau of Meteorology headquarters on Collins Street will be a state-of-the-art, user friendly building," the Hon Dr Sharman Stone MP said.

The Bureau of Meteorology has taken 17,051 square metres, while Medibank will occupy 12,290 square metres. An offer is currently under consideration for 350 square metres of space suitable for a café on the ground floor level as well as a 200 square metre portion of the retail verandah area.

For more information please contact:  
**John Barrett**, Manager Corporate Services  
Leighton Properties  
(03) 9228 7032

## The spirit of Noosa comes to life

Following the acquisition of Bayview, a prestigious property in Noosa, Leighton Properties Queensland recently launched the Viridian Nooa Project website.

Located on the picturesque Noosa Hill in Noosa Heads, this joint venture between Leighton Properties and Ariadne Australia Limited comprises a staged development of homes, villas and a first class 147 apartment resort hotel.

All homes and villas have been pre-sold and the marketing of the Resort will commence shortly.

The website allows visitors to soak up both the spirit of Noosa and the Viridian Noosa Project itself.

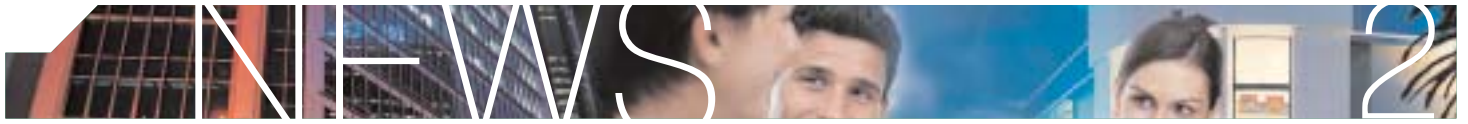
Further information on this exciting new development can be found on the website at [www.viridiannoosa.com.au](http://www.viridiannoosa.com.au)

For more information please contact:  
**Bob Borger**, State Manager Queensland  
Leighton Properties  
(07) 3229 8938



### More News ●●●●

- VIC **Medibank feels better at 700 Collins**
- QLD **Investa joins forces with MacArthur Central**
- NSW **Leighton Properties: Share our history**
- NSW **Barry Clark milestone**
- NSW **KENS party beats the bulldozers**
- NSW **233 Castlereagh refurbishment**



# Investa joins forces with MacArthur Central

**Leighton Properties and Kevin Seymour have completed the execution of contracts for the sale of the MacArthur Central Retail Centre, Brisbane, a prime CBD retail shopping centre, to Investa Property Group for \$96.95 million.**

Leighton Properties Qld Manager, Mr Bob Borger said that he was delighted with the sale, which completes an important phase of the development. "We have developed a great retail location, anchored by some major tenants, which is the second largest retail mall within the city of Brisbane.

Some 14,347 square metres of prime retail located over three levels makes up the Centre, which is anchored by Woolworths, Big W, Millers/Crazy Clark's and Dymocks. In addition, there are 40 specialty tenancies including major national chain retailers including Polo Ralph Lauren, Orono, Morrissey, Watches of Switzerland, KFC and Bakers Delight. The Centre also includes 95 car spaces on title, which will be leased to Kings Parking for 10 years.

The Centre forms part of the MacArthur Central Complex, which comprises the Retail Centre, a 24,800 square metre office tower and the Heritage listed MacArthur Chambers. The Heritage listed Chambers were on-sold to Forrester Kurts Properties who are now undertaking a complete refurbishment and conversion to residential units.

The development, which has been undertaken jointly by Leighton Properties Pty Limited and the Seymour Group, has car parking for over 320 vehicles.

The MacArthur Central Complex development is located on a three-street frontage of Queen, Edward and Elizabeth Streets and is bordered to the rear by Brisbane GPO. A nine-storey heritage building, constructed in the early 1900s, is located on the corner of the development and was used by US Army General Douglas MacArthur as his headquarters during World War II.

Managing Director of Leighton Properties Mr Vyril Vella said that he was very pleased with the way the MacArthur Central Complex was progressing.

"The addition of the commercial development will mark the Complex as one of Brisbane's best locations to work and shop," he said. "The Department of Veteran's Affairs have pre-committed to lease 7500 square metres of space with strong interest in the balance of the commercial tower," he added.

The office tower is expected to be completed by December 2003 and will further enhance the appeal of the retail centre. The purchase does not include the office tower, residential or any ancillary car parking. Settlement of the retail sale is expected in June 2003.

For more information please contact:  
**Ian Walker**, Development Manager  
Leighton Properties  
(07) 3229 8938



## Leighton Properties: Share our history

Leighton Properties was formed in August 1972 and managed Leighton Holdings' early property development and investment activities. In the years since, the company has grown to become one of Australia's leading and most reputable property development companies, with expertise in the industrial, commercial, residential, retail and leisure property sectors.

The wealth of experience gained over the years has been supported by close construction ties and has allowed the company to formulate practical project options for a diverse range of clients and to manage effectively all elements of successful project delivery.

To learn more about the history of Leighton Properties and the Leighton Group, email us to receive a complimentary copy of the special anniversary book, *Leighton: 50 years of achievement 1949-1999*, courtesy of Leighton Properties.

Copies of the book can be ordered from:  
**Sue May**,  
admin@lppl.com.au



The MacArthur Central Retail Complex will prove to be a landmark development and one of Brisbane's best locations to work and shop

## Barry Clark milestone



Congratulations to Barry Clark who celebrates 30 years service with the Leighton Group this month.

Commencing in Western Australia as assistant accountant, Barry relocated to Sydney and in 1985 transferred to Leighton Properties, paving the way to his current role as Commercial Manager/Company Secretary. Barry also holds the position of Director on the board of Trustee of the Leighton Superannuation Fund.

# KENS party beats the bulldozers

**In excess of 350 Leighton Properties staff and guests have helped ensure that the company's flagship development, the \$600 million KENS Project in the Sydney CBD kicked off in style with a "Beat the Bulldozers" party in May.**

Present to help celebrate the event were guests from Multistar and Westpac, together with the team of consultants, engineers and architects who were instrumental in helping turn the KENS dream into reality.

Keeping in line with the historical nature of the site, the existing 1940s garage and workshop area was transformed into a nightclub to rival any current day venue. The atmosphere of a by-gone era was created with the assistance of vintage cars, as well as the dusting off of the original workbenches, steering wheels and other memorabilia discovered on the site.

Mark Gray, Leighton Properties' NSW manager, hosted the event and surprised Westpac guests with the news that in purchasing the KENS site, the bank was in fact returning home.

In 1817, according to Mark, the site was owned by Australia's first bank, the Bank of New South Wales, the founding organisation of the present day Westpac Corporation.

With the party in full swing and the glittering lights of nearby skyscrapers adding to the atmosphere, Vyril Vella, Leighton Properties' managing director rounded off the formalities of the evening with the presentation of three boxed historic bricks from the site, each over 120 years old, with commemorative brass plaques to representatives of the vendor, Multistar and Westpac, as future owners and tenants of the completed development.

"It was a fantastic and fun way in which to bring the project to life," Mr Vella said. "KENS is 'all systems go' and we're sure everyone who was there on the night will remember the atmosphere and event for many years to come."

For more information please contact:  
**Mark Gray**, Manager, NSW Projects or  
**Andrew Cooper**, Development Manager  
 Leighton Properties  
 (02) 9925 6666



L-R: Vyril Vella, Mark Gray, Irene Chan, Sean McElduff, Lyn Lennard



L-R: Ros Kelly, David Morgan, Wal King

# 233 Castlereagh refurbishment



An artist's impression of the refurbished building

**Extensive refurbishment works are now well underway at 233 Castlereagh Street, Sydney the former Telstra House, acquired by a joint venture of Leighton Properties and Lend Lease Real Estate Partners in December 2002. This project brings together for the first time two of Australia's leading development companies.**

This property is located in the bustling mid-town precinct of Sydney's CBD and each office level enjoys abundant natural light with superb views from the upper floors of Sydney Harbour to the northeast and the Blue Mountains to the west.



An artist's impression of the refurbished lobby

This convenient location is in close proximity to Town Hall, St James and Museum Rail Stations. Occupiers will be able to enjoy the amenity of nearby majestic Hyde Park and the facilities at the Cook + Phillip Park recreation centre including an indoor 50 metre heated pool, hydrotherapy, indoor multi-use court, wave pool and leisure pool.

The 25 storey building is undergoing an extensive refurbishment with the display floors now complete and the foyer upgrade underway. Other upgrade works include façade remedial works, new forecourt to office tower, lift car upgrade and electrical and communications upgrade.

233 Castlereagh Street can provide in excess of 18,000 square metres of contiguous quality office accommodation and approximately 200 car spaces and also includes a 1,400 square metre retail arcade.

The project can be viewed in further detail at the project website [www.233castlereagh.com](http://www.233castlereagh.com)

For more information please contact:  
**Liam Timms**, Development Manager,  
 Leighton Properties  
 (02) 9925 6884