

## Chance for a room with a view in CBD

COMPANIES wanting a bird's eye view of Brisbane have the chance to nestle in the CBD's highest prime office space.

ERM Power, which secured a 10-year lease on the upper parts of One One One Eagle Street, is sub-leasing part of level 53.

Savills' Stuart Moody said the 600sqm space will be available in March.

"I believe this is the highest prime office space available in Queensland," he said.

One One One Eagle Street opened last month.

## Council greenlight fires up Blackstone power station

THE development of a state-of-the-art Blackstone gas fired power station is a step closer with Ipswich City Council granting planning approval to project developers TRUenergy.

TRUenergy will now pursue its advanced plans for constructing a new peaking power station and look at conducting a global tender process to select a construction partner for the new power station.

Construction of the 1500MW power station will be done in stages, with the initial power station capable of producing around 600MW.

Senior manager, Queensland Development, Brian Restall, said the power station will be on industrial land very close to the retiring Swanbank B coal-fired power station.

"By using the latest Open Cycle Gas Turbine (OCGT) technology available, the Blackstone power station will produce 85 per cent less emissions than the Swanbank B coal-fired power station, reducing regional air emissions," he said.

"New generation OCGT gas turbines are also fast starting and cost effective to build and operate."

"An OCGT will compliment the state's existing generation mix and is the most cost-effective energy generation solution for ensuring Queensland's peak electricity needs are satisfied."

"The Blackstone power station project will deliver a \$350 million investment and 400 construction jobs into the Ipswich area."

# Couple's hard work injects Motel wins lease deal

Chris Herde

A HUSBAND and wife team has turned around a neglected motel in Brisbane's western suburbs and struck a long-term leasehold deal.

In the deal negotiated by Resort Brokers Australia's Steve Campbell, a Chinese group secured the 30-year lease of the 35-room Darra Motel and Conference Centre at 2704 Ipswich Rd for \$1.85 million.

Added to that will be the initial rent for the property of about \$450,000 a year.

The 3.5-star motel last changed hands as a freehold going concern in 2004 for \$1.05 million.

Mr Campbell said the couple were experienced operators and "brought a breath of fresh air" to the motel.

"The motel was completely run down when they bought it," Mr Campbell said.

"It had a holes in the floor in some rooms and one room didn't even have a

door on it. They completely refurbished the two existing wings, built a whole new wing adding 15 to 16 brand-new rooms and that was done four years ago.

"They built a two-bedroom manager's residence and a two-bedroom owner's residence, reception and a restaurant."

"They put a lot into it and worked very hard. They've built a fantastic business and now they're landlords."

Mr Campbell said the leasehold marketing campaign attracted interest.

"There were about six other interested parties looking ... who were in the business and experienced operators," he said.

Mr Campbell said the motel focuses on business clients and has a 74 per cent weekly occupancy rate.

"Darra is the industrial hub of southeast Queensland," he said.

"All of the industry of the area has reps and they all come to their headquarters every six months or so."

## FOR SALE

One of Brisbane's Iconic Convenience Centres



YERONGA VILLAGE SHOPPING CENTRE - 429 FAIRFIELD RD, YERONGA

- 23 specialty shops - fantastic tenancy mix includes NightOwl, Pharmacy, Newsagent, Medical Centre, Childcare, Fast Food & others
- Substantial 6,682m2 site, zoned MP3, with 3 street frontages
- Opposite Yeronga Railway Station
- Approximately \$1,000,000.00 net p.a. passing income with rental upside
- Car parking for 116 vehicles
- Busy shopping centre on main road, only 7km from Brisbane GPO

Chesterton

Glenn Conridge 0413 873 337  
gconridge@chesterton.com.au

Ken Lucht 0413 154 854  
klucht@chesterton.com.au

EXPRESSIONS OF INTEREST CLOSING 12 PM, THURSDAY 25 OCTOBER 2012

### Ideal Budget Accommodation Hotel

BURDEKIN HOTEL | AYR | NORTH QLD



- 20 accommodation rooms
- Manager's residence
- 2 dining rooms
- Commercial kitchen
- Land area 2,024 sq.m (approx.)
- Public bar
- Beer garden and kids play area
- Guest common area including kitchen
- CBD location
- Under instructions from Bill Buckby & Tony Miskiewicz as Receivers & Managers

204 Queen Street, Ayr

Expressions of Interest  
Closing 25 October 2012 at 4pm

Contact

Craig Currie | 0428 149 000  
craigc@ferryproperty.com.au

Paul Fraser | 0401 100 350  
paul.fraser@ap.jll.com

ferryproperty.com.au  
Call 4772 2222

ferry

JONES LANG  
LASALLE

KordaMentha

## FOR SALE

Outstanding Landmark Building - High Profile Corner



- Commercial office complex comprising 2 adjoining buildings (3 & 4 levels in height), separate entry foyers & rooftop terrace, 300 metres to CBD
- \$5.7 million in refurbishment works - completion due Dec 2012
- NLA 4,442sqm; site area 2,212sqm - 3 street frontage
- Fully leased net income \$2.37 million (approx.)
- Excellent basement car parking facilities (63) plus showers & bicycle parking
- WALE by income 6.2 years (at 1 January 2013)
- 0 Star NABERS energy rating

Darren Collins 0404 781 787  
darren.collins@cbre.com.au

Peter Court 0402 479 925  
peter.court@cbre.com.au

Ken Lucht 0413 154 854  
klucht@chesterton.com.au

Stephen Dove 0411 075 359  
sdove@chesterton.com.au

CBRE

Chesterton

\*Site outline indicative only

121 WHARF STREET, SPRING HILL, BRISBANE

EXPRESSIONS OF INTEREST CLOSING 17/10/2012



# fresh life into old property



**STRONG INTEREST:** Steve Campbell secured a lease deal for the Darra Motel.

## Energy savings switched on

LOW Carbon Australia finance is helping a 1980s Brisbane office block cut its base building electricity consumption by almost 50 per cent.

Development manager Trans Action Property Services anticipates \$1.23 million in energy-efficiency upgrades to 247 Adelaide St will take the seven-storey property from a zero NABERS rating to a possible four stars.

Trans Actions director Marc Stuart said the base building improvements were expected to result in reduced electricity consumption of 49 per cent. "The building is more than 30 years

old and the old equipment's power consumption was staggeringly inefficient and nearing the end of its life," he said. "The savings made will prove the project's value and will continue to prove its value as electricity prices rise."

Low Carbon Australia provided finance for about \$735,000 and the remaining was sourced through the Australian Government's Green Building Fund.

Improvements such as installing high-efficiency air-cooled chillers, a new mechanical switchboard and solar thermal heating were made.

**Rural Residential**

- Mortgagee Sale
- Lot 1 Buchanan St, Maryborough
- Land Area 15.56ha approx
- 7 minutes approx to Maryborough CBD
- May be potential for future subdivision (STCA)

**Auction** 27th October at 10:30am in Rooms at 371 Kent St, Maryborough

**Contact Tom Wilson**  
0427 858 082  
**LJ Hooker Maryborough**

Outline is indicative only

**LJ Hooker** [ljhooker.com.au](http://ljhooker.com.au)

**Approved Residential Subdivision**

- Mortgagee Sale
- Lot 5 Bluebell Road East, Maryborough
- Council Approved four (4) Lot rural residential subdivision subject to conditions
- Land Area 7.17ha approx
- Situated in a developed rural residential precinct

**Auction** 27th October at 10:30am in Rooms 371 Kent St, Maryborough

**Contact Tom Wilson**  
0427 858 082  
**LJ Hooker Maryborough**

Outline is indicative only

**LJ Hooker** [ljhooker.com.au](http://ljhooker.com.au)

## CBRE

### NEW 10 YEAR LEASE TO ASX LISTED GROUP



**QLD, Wacol: 24 Industrial Avenue**

- Prime industrial investment
- Sought after western corridor location
- Low site coverage (32%\*)
- Triple net lease

- Commencing net rental of \$775,200p.a (net) plus GST
- 12 month bank guarantee
- Fixed annual increases

**Expressions of Interest close: Wednesday 24th October 2012 at 4.00pm (EST)**

Mark Clifford  
0408 451 848 / 07 3833 9804  
\*approx

Peter Turnbull  
0417 603 195 / 07 3833 9743

Level 3, 1 Eagle Street, Brisbane QLD 4000  
[cbre.com.au/500429635](http://cbre.com.au/500429635)

## CBRE

### CAIRNS, QLD: TAVERN AND RESIDENTIAL DEVELOPMENT SITE



**BLUEWATER MARINA VILLAGE:** Trinity Park, Cairns  
**Three great development opportunities**

Located on Harbour Drive, Bluewater Marina is the only canal estate in Far North Queensland and adjoins the Bluewater and Smithfield Village Masterplanned Residential Communities.

- Catchment population of 10,000\* people
- 20 minutes north of Cairns
- Adjoins 2,400 residential lots

The offering:

- Licensed tavern site 4,500m<sup>2</sup>
- 8 unique marina front villa/house sites 3,600m<sup>2</sup>
- Residential development site 6,500m<sup>2</sup>
- Located at the entry to Bluewater Estate

FOR SALE IN LINE OR SEPARATELY

**EXPRESSIONS OF INTEREST CLOSE**  
**FRIDAY 5<sup>TH</sup> OCTOBER 2012**

Danny Betros  
0418 772 049 / 07 4051 8922  
danny.betros@cbre.com.au

Scan QR code to view property profile video or visit:  
<http://goo.gl/E16qf>

\*approx.

Level 1, 20 Lake Street, Cairns  
[cbre.com.au](http://cbre.com.au)

## CBRE

### KEY INNER CITY HOLDING WITH RENTAL REVERSION



**Brisbane: 152 Wharf Street**

- Long term project office of Hatch Associates
- Significant rental reversion
- 1,981sqm\* zoned precinct HC1 (High Rise Commercial) Spring Hill Development plan
- 5 levels of quality office space with 49 basement car parking bays
- Net passing income: \$1,661,625\*
- NABERS rating 3.5 stars
- Approximately 300m walk to Central Station

**For Sale by Expressions of Interest Closing:**  
**Tuesday 23rd October 2012 at 4.00pm**

Darren Collins 0404 781 787 / 07 3833 9880  
darren.collins@cbre.com.au

Peter Court 0402 479 925 / 07 3833 9783  
peter.court@cbre.com.au

\*approx.

Level 3, Waterfront Place, 1 Eagle Street, Brisbane  
[cbre.com.au](http://cbre.com.au)