

Australand buy Kent brewery site for \$203m



Ted McDonnell

Australand Holdings Limited has signed a conditional agreement to buy the Kent Brewery site in NSW from Carlton and United Breweries for \$203 million.

Australand will buy the Kent Brewery site in three parcels, with an option for CUB to lease back the administration building, the Australian Hotel and the County Clare Hotel.

CUB will retain the licensing and gaming rights to the hotels.

The agreement is conditional on Australand achieving a new Local Environmental Plan for the site. When the agreement becomes unconditional, payment will be in five instalments through to 2010.

Australand will work closely with the City of Sydney to obtain all the relevant planning approvals with the aim of transforming the site into a sustainable residential and commercial community.

Australand managing director, Brendan Crotty said Australand has a good understanding of the property market on the southern fringe of the Sydney CBD through its development of three office buildings at Henry Deane Place adjacent to Central Railway station and its Quadrant residential project at Broadway.

“We are very committed to transforming the 5.7 hectare Kent Brewery site into a high quality urban community which will meet a substantial part of

residential and commercial property demand.”

In accordance with the company’s existing capital and risk management policies, Australand is considering placing the residential component of the development into a joint venture.

PRV

FKP posts record \$26.7m. profit

Nelson Yap

Leading listed diversified property group, FKP Limited, has made a record result with a net profit after tax of \$26.7 million for the 12 months to June 30, 2003, compared with \$17.1 million for the previous corresponding period, an increase of 56%.

This reflects an earnings per share of 23.5 cents.

In keeping with its commitment to deliver strong shareholder returns, FKP Limited declared a final fully franked dividend of 6.5 cents per share, bringing the total payout for the 2003 financial year to 12 cents per share fully franked, which represents a 20% increase on the prior year’s payout.

The net profit after tax included an amount of \$2.1 million that FKP was required to take into account as a result of the introduction of Urgent Issues Group Abstract 53 whereby unconditional pre-sales on residential development projects are to be brought to account on a percentage completed basis.

Excluding this adjustment, FKP’s net profit after tax would have been \$24.6 million, an increase of 44% on the previous corresponding period.

promises, by exceeding the forecast 30% net growth for 2003, announced by FKP chairman, John Jamieson at the 2002 AGM.

Net tangible assets per share rose from \$1.35 at 30 June 2002 to \$1.53 at 30 June 2003, while net debt was reduced by 48% to \$21.2 million at 30 June 2003, resulting in a gearing ratio of 12.1%.

Return on Shareholders’ Funds increased from 11.1% at 30 June 2002 to 15.2% at 30 June 2003.

PRV

The Germans are coming!

Ted McDonnell

The latest legislative changes have created an opening for German funds to enter the Australian property market.

Laing + Simmons reports that the Germany’s biggest fund manager, Deka Immobilien Investment GmbH, agreed to pay almost \$400 million for an office complex in George Street, Sydney.

Meanwhile, Germany’s second biggest fund manager, Deutsche Immobilien Fonds AG, is negotiating to buy Waterfront Place in Brisbane.

It also has half of Shell House in Melbourne on its shopping list as well as NAB House in Sydney.

The three assets have a total book value of just under \$660 million.

It is estimated that German funds could invest as much as \$3 billion in Australian property over the next two years.

PRV

Lend Lease buys Hyatt Coolum



Ted McDonnell

Lend Lease Development has bought the Hyatt Regency Coolum Resort which includes 150 hectares of land on Queensland's Sunshine Coast, from Kumagai Gumi of Japan, for an undisclosed sum.

Lend Lease plans to develop a series of high quality, secluded residential villages adjacent to the beach.

Plans also include two new golf course villages created around the existing championship course, which will host the Australian PGA for the next four years.

The resort has 1.2 kilometres of absolute beachfront with direct access to the resort's facilities and golf course.

Lend Lease's master plan incorporates a diversity of products, including luxury houses, apartments and vacant allotments, to meet demand from the key Sunshine Coast markets including retirees, baby boomer 'sea change' buyers and existing local residents looking to trade up to a prestige address with access to golf and resort facilities.

Hyatt Regency Coolum already has authority approvals for an extra 300 hotel rooms and 151 residential dwellings. The resort will continue its normal operations and be operated by Hyatt Hotels.

PRV

Award winning ProLogis

Macquarie ProLogis Trust has won two awards from the Australian Property Institute.

The Napier & Blakeley Property Trust Innovation Award for 2003 (NSW Division of API) and the Joe Curlewis Property Trust Industry Award for 2003 (Victorian Division of API).

PRV

Propertyreview.com.au launch next month

After more than 12 months of planning and six months of design – and redesign, Propertyreview.com.au will be launched from the first Wednesday of October (next month).

We must thank our thousands of snail mail and email readers for being so supportive of our E-Newsletter over the past five months.

Since the first edition of the Propertyreview.com.au Newsletter, back in May we have grown our readership and dramatically improved the awareness of PropertyReview throughout the property industry and the media, who have been most supportive.

Propertyreview.com.au's promise to our thousands of subscribers is to strive to become the **first** in property news – as our logo has always stated – when it comes to property... come to Propertyreview.com.au.

The hard copy of Propertyreview.com.au, which has sufficed so well over the past five months will cease from October, and be replaced by our weekly online property news magazine.

We have no doubt you will enjoy the new website version of Propertyreview.com.au when it comes online on the first Wednesday in October.

See you there!

- Nelson Yap, Editor.

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