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HD **State puts more assets on block**
BY Carolyn Cummins **Commercial Property** Editor
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Parramatta precinct - In hot demand

The NSW government is looking at more asset sales, with the Parramatta Justice Precinct said to be earmarked as the next building on the block.

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It comes as more than \$2 billion in **property** deals near completion across Sydney and wider NSW.

The government recently **sold** the NSW Police headquarters in Charles Street, Parramatta, for \$241.1 million to Growthpoint Properties. Agents said the Justice Precinct at 160 Marsden Road could fetch a similar price.

Brett Newman, chief executive of Government **Property** NSW, said the government was committed to ensuring that government-owned **property** assets were put to best use.

"Plans for the potential divestment of government-owned properties in the Parramatta Justice Precinct are yet to be finalised," Mr Newman said.

"In line with the **Property** Asset Utilisation Taskforce, Government **Property** NSW will continue to review surplus and underutilised assets which are no longer required to support the core service provision, with a view to unlock capital and direct funds to enhance our current and future service delivery."

In its portfolio, the government still has the sandstone former Department of Lands building and Department of Education building on Bridge Street for **sale** and prefers that it go to a **hotel** or tourism-style operator.

In the city this week, REST Super Fund will settle on its \$550 million **purchase** of 52 Martin Place, while **Chinese** investors are said to be in the running for the **property** at 4 Bligh Street.

Agents acting on the deals declined to comment.

In a separate sector, it is understood that Charter Hall is in due diligence for the \$500 million, 54-freehold pub portfolio being **sold** by Woolworths' ALH **Group** together with pub baron Bruce Mathieson.

Pub agents say the Charter Hall interest would sit well with its retail properties, most of which are anchored by the main supermarkets.

Property analysts say the deals indicate the amount of cash in super funds that seek higher-yielding investments while interest rates are low.

There is unconfirmed speculation that DEXUS is looking to sell its 50 Carrington Street, Sydney, and 40 Market Street, Melbourne, office blocks, valued at a combined \$160 million. Stockland is said to be one party looking at the Leighton Properties portfolio, worth about \$500 million.

Meanwhile, Wellington **property** investor Caniwi Capital has bought and leased back seven of nine New Zealand properties that house Inghams Enterprises' chicken farming operations in a \$57 million deal.

Private equity **group** TPG is selling its \$650 million investment in the Australasian Inghams operation in a **sale** and leaseback of the industrial and land properties, brokered by CBRE and Colliers International.

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