

WALKER IS BUSY BUILDING

IN THIS EDITION

- Grace Records Management commit to new 5,600sqm facility
- Demand proves strong in new Walker estates
- Walker has been very busy building
- Residential projects launch new stages to huge demand
- Major retailers attracted to north Melbourne Homemaker Centre



**WALKER TO DELIVER NEW GRACE RECORDS
MANAGEMENT FACILITY IN NATION'S CAPITAL**

A MESSAGE FROM LANG WALKER

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Welcome to the second issue of Walker at Work, where we aim to keep our clients, business partners and staff informed about the group's latest projects across Australia.

It is with great pleasure that in this issue I introduce Michael Sutherland to the business as our new National Industrial Manager. Michael has over 20 years experience in the industrial property market, and wide experience working throughout Australia and Asia. Michael will be working closely with our current and prospective clients and valued suppliers to deliver our \$2bn portfolio of industrial property in growth centres around the nation.

At Walker, so much of our industrial business is repeat business. Once again we have the great pleasure of working with Grace Records Management to deliver a tailor-made new facility in Canberra. This follows our work with them 5 years ago for the delivery of a major records management facility in Sydney.

At Walker we believe in the power of partnerships and working with our clients to understand their business needs and deliver property solutions that provide for the future of their business.

We've worked with many iconic Australian businesses that form the backbone of our economy – the wealth of experience our team has gained from working with these businesses cannot be matched. We continue to look forward to opportunities to help both large and small businesses across the nation achieve their growth prospects through the delivery of tailor made property solutions.

As always, I leave you with the confidence that we are one of the few developers with the financial strength, experience and expertise to deliver property in this current market. My team and I look forward to the opportunity to meet and discuss your business requirements.

LANG WALKER
EXECUTIVE CHAIRMAN
WALKER CORPORATION

MONARO INDUSTRIAL PARK, A.C.T.



Artist's Impression of the new Grace Records Management Facility

DEMAND PROVES STRONG FOR NEW WALKER ESTATES

Walker has experienced strong demand at its two newest industrial estates, with strong sales and enquiry levels at Monaro Industrial Park in Canberra, and at the new north Brisbane industrial estate at Murrumba Downs.

In Canberra, Walker has signed Grace Records Management as the foundation tenant at the estate through the development of an 5,600sqm new facility. The company is also close to signing a number of other national and local businesses to the estate.

Meanwhile, north of Brisbane, Walker has negotiated two sales at the company's new industrial estate in Murrumba Downs, prior to releasing the estate to the market. Enquiry in the north Brisbane market has been very strong, prompting the company to push forward the development of this land. Works at the estate will commence by end of year, with businesses able to commence building new facilities from early 2010.

National Industrial Manager, Michael Sutherland, believes that we are starting to see a recovery in the industrial property market, and the recent spike in enquiry levels at all of Walker's estates showed confidence that the worst of the economic downturn may be over.

"Across the country we've seen a spike in enquiries and sales across all of our estates, direct evidence that businesses are gaining confidence in the long-term growth and prosperity of their businesses. Now is a great time to consider how your current property solution will get you through the next 5 or 10 years, in many cases Walker is able to save their clients considerable money through relocation into a new facility that is tailor-made for their business," said Michael.

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Michael Sutherland
National Industrial Manager - Walker Corporation





GRACE RECORDS MANAGEMENT CHOOSE NEW WALKER ESTATE

Walker Corporation have signed Grace Records Management (Grace) as foundation tenant at its \$100 million industrial estate south of Canberra's CBD.

The 30 hectare Monaro Industrial Park is located on the Monaro Highway in Hume, and has just won development approval as the ACT's first masterplanned industrial estate.

Construction of the 5,600 square metre facility for Grace Records will commence in September, with the construction of a 5,600 square metre warehouse, truck parking bays and roads to be completed in March, 2010. Grace has signed an eight year lease, with a 10 year option.

The facility will have a very high level of security as it will be a major storage centre for Federal Government records, as well as those in the private sector.

Chairman of Walker Corporation, Lang Walker, said "We are delighted to have attracted the world's leading record management company to what is a landmark industrial estate in the ACT.

"We and Grace have made a long-term commitment to Canberra and there have been a range of approaches from other companies to lease or purchase land on the site", he added.

Managing Director of Grace Records Management, Mike Hyland said that the decision to move to Monaro Industrial Park was driven by the site's proximity

"Walker's industrial team have worked to deliver a total turnkey property solution for our company, from design right through the delivery process."

Mike Hyland
Managing Director
Grace Records Management

to the Monaro Highway, and the understanding that the new business park would set a new benchmark for industrial property in Canberra.

"We are pleased to be working with the Walker team again to deliver our new, state-of-the-art facility in the ACT," said Mr Hyland.

"Walker's dedicated industrial team have worked to deliver a total turnkey property solution for our company, from design right through the delivery process," he added.

For more information about Monaro Industrial Park, visit the website at:

www.monaroindustrial.com.au



STEP BACK IN TIME TO 2004

Walker has had the privilege of working with Grace Records Management once before. Back in 2004, Walker provided the detailed property service for the relocation of Grace's Waterloo facility to Campbelltown, NSW. Walker's work included site selection and assessment, design, development and construction of the 9,240sqm specialised facility.

WE'VE BEEN VERY BUSY BUILDING...



POINT COOK STAGE TWO FLYING AHEAD

Stage Two of Point Cook Town Centre is flying ahead, due for completion & opening in November this year.

The new centre will be anchored by a new concept Harris Scarfe department store, Best & Less, Rebel, over 40 specialty retail stores and a 450 seat food court, more on-street retail facilities and a purpose built Town Square. The opening of Stage Two follows the successful launch of Stage One in August last year.

KIMBERLY-CLARK NEARING COMPLETION IN S.A.

The new 7,000sqm purpose-built distribution and storage facility being built for Kimberly-Clark at Walker's Vicinity Industrial Estate in South Australia is now almost complete.

The new, state-of-the-art facility will distribute its vast range of Consumer and Professional products from the new facility throughout South Australia and the Northern Territory. The new facility was built in a rapid construction time, with the delivery period only taking 5 months. The building will be complete by the end of October, with Kimberly-Clark moving into their new premises in early November.



DEEWR HEADQUARTERS, A.C.T.

A-GRADE GOVERNMENT HEADQUARTERS ON SCHEDULE

Work continues on the new headquarters for the Federal Government's Department of Education, Employment and Workplace Relations facility in Canberra – as seen from the air in the photo on the right.

We're right on schedule to complete this building mid-next year, also completing the extensive fit-out works for the Department.

This development will be one of Walker's most prized assets, and will be recognized as one of Canberra's best buildings, achieving high sustainability ratings, and the very best in workplace design, efficiency and staff amenity.





The new 26,000sqm facility for The Reject Shop will have the capacity to service up to 200 stores throughout QLD and Northern NSW.



CONSTRUCTION TAKES OFF FOR THE REJECT SHOP AT CITISWICH BUSINESS PARK

Work kicked off in June on the new 26,000sqm Distribution Centre for The Reject Shop at CITISWICH Business Park, and already all the structural steel and building façades have been erected.

The new 26,000sqm facility plays an important role in the expansion program for the national retailer, with the building expected to be operational by early 2010.

Gerry Masters, Managing Director of The Reject Shop said the company was attracted by the location in the heart of south east QLD's growth corridor.

"Ipswich is an attractive destination for our business as it is the focal point for growth in south east Queensland and has a large labour market. The area provides affordable rental options and land flexibility compared to other locations we considered," said Mr Masters.

"CITISWICH offers the flexibility to accommodate our purpose built facility, as well as providing exceptional access to the national highway network."

Michael Sutherland, National Industrial Manager of Walker Corporation, said that growth businesses like The Reject Shop are moving into Ipswich and this shows confidence in the vision for the growing region.

"Smart businesses like The Reject Shop are recognising that locating their business in the Western Corridor means they will directly benefit from massive transport and services infrastructure investment by government," said Mr Sutherland.

API-AHEAD OF SCHEDULE & ONLY WEEKS FROM HANDOVER

The development of the new 19,000sqm facility for API at CITISWICH Business Park is flying ahead of schedule, with Walker now just weeks from completion.

Last month Walker handed over the first stage of the facility to API to commence fitting out the facility with state-of-the-art technology that will help make this shed one of the most efficient Distribution Centres in south-east Queensland.

We expect the facility to be completed by November, with API commencing operation before Christmas.

27 May 2009



17 June 2009



15 July 2009



25 August 2009





NEW HOMEMAKER CENTRE ATTRACTS MAJOR RETAILERS

Walker Corporation's AXIS Homemaker's Centre in South Morang has attracted major new retailer, Rays Outdoors, to the 16,600sqm retail and commercial centre north of Melbourne.

Loot Homewares, a Queensland retailer, are re-launching their brand into the Melbourne market with their first store in Victoria located at AXIS South Morang.

Rays Outdoors and Loot Homewares also join Spotlight, One Health & Fitness Club, Betta Electrical, Bendigo Bank, Barry Plant Real Estate, Souvlakihut®, Remax Real Estate, Novo Furniture and Café Vivere with more exciting cafés and retailers to follow throughout 2009.

www.axissouthmorang.com.au



BLUESTONE MT BARKER 112 NEW LOTS, ALREADY 40% SOLD

Walker Corporation last month launched 112 new lots at our successful Bluestone Mt Barker development in the Adelaide Hills, to extremely strong sales demand with 47 lots sold within the first month of release.

Walker Corporation's National Sales Manager Don Carvalho said that the company's strong performance at Bluestone has come from

a surge of 2nd and 3rd home buyers who are taking advantage of good market conditions and competitive building prices to build their new dream homes.

Walker will look to release new lots at Bluestone in early 2010.

Meanwhile, the Display Village at Bluestone has opened with 32 homes by some of South Australia's best builders on display.

www.bluestonemtarker.com.au





REFLECT ON NSW'S BEST WATERFRONT LIVING SOUTH OF BATEMAN'S BAY

Reflections Barlings Beach, a new residential subdivision on the NSW South Coast, is now well underway with 35 percent of stage 1 lots now sold, and the road and infrastructure works almost complete.

As one of the last waterfront development sites in Eurobodalla Shire, Reflections presents a limited opportunity to purchase waterfront land on the pristine NSW south coast.

Lots at the new estate start from \$150,000 and every home will be within 3 minutes walk to Barlings Beach, which is renowned for excellent fishing, surfing, kite-surfing and swimming.

We have teamed up with some of the best builders on the South Coast to deliver house and land packages at the estate starting from around \$330,000.

12 minutes south of Batemans Bay, and a 90 minute commute to Canberra make it a perfect destination for your dream home or weekend getaway.

www.reflectionsbarlingsbeach.com.au

49 ARCHITECTURALLY DESIGNED HOMES LAUNCH TO HUGE DEMAND

The second stage of Walker Corporation's luxury residential development, Main Drive Kew, launched to huge demand in August, with over 20 of 49 new homes sold within 2 weeks of release.

The launch of the new release follows the sell-out of the first stage of 55 homes, which have already seen re-sales provide original purchasers average returns of more than 20 per cent.

The new homes, priced from \$1.6million, have once again been designed by renowned Melbourne firm dKO Architecture and feature expansive interconnected living areas, best quality fixtures and fittings and striking exteriors strongly influenced by the 1950s and 1960s modernist era.

Main Drive Kew is just 8km from the Melbourne CBD, nestled amongst the state's best schools, golf courses, shops and amenities. Uniquely, the 27hectare site is home to over 1,000 majestic trees, some of which are heritage listed.

The houses are targeting a 6 Green Star rating for sustainable design, and Walker will invest over \$30million in community infrastructure, including new parklands, restoration of heritage buildings, roads, landscaping and botanical maintenance and re-invigoration.

www.maindrivekew.com.au



SUITES AVAILABLE IN PRESTIGIOUS SYDNEY ICON

Walker Corporation has this month released five new suites at Sydney's most prestigious art-deco building, 66 Hunter Street.

The new suites in Level 10 of City Mutual Building range from 95sqm to 233sqm, suit owner occupiers and investors, who are seeking property in the financial core of the Sydney CBD.

The building dates back to 1932 and at the time of completion, was Sydney's tallest skyscraper. A number of unique heritage features of the building remain as part of the recent building modernisation, including retention of Marble Flooring in the building foyer, copper detailing, and sandstone facade.

The release of these suites follows the successful sale of a number of whole floors and suites by Walker Corporation within 12 O'Connell Street - another iconic Sydney CBD art-deco building.

For more information, visit the project website at:

www.66hunterstreet.com.au



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1 Farrer Place
Sydney NSW 2000
Tel: (02) 8273 9600
Fax: (02) 9252 7400

QUEENSLAND

Suite 1, Harbour Point
Marina Shopping Village
Santa Barbara Road
Hope Island QLD 4212
Tel: (07) 5530 9700
Fax: (07) 5530 9799

AUSTRALIAN CAPITAL TERRITORY

Suite 2, Level 1
97 Northbourne Avenue
Turner ACT 2612
Tel: (02) 6218 5000
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VICTORIA

32 Pine Court
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ALL ENQUIRIES:



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