



New South Wales
Government



新南威爾士州
NEW SOUTH WALES

房地產投資機會 INVESTMENT OPPORTUNITIES: TOURISM & PROPERTY

悉尼作為澳大利亞主要的旅遊與會展目的地，吸引了許多世界各地商務與觀光遊客，其遊客數量遠高于其它任何一個州。悉尼城市的美麗，加之標志性景觀——悉尼歌劇院與悉尼海港橋，使它穩居世界城市之列。

我們現僅展示一些潛在的旅遊投資先機。它們均位于黃金地段，並將很快付諸實際。其中包括：

- 兩座毗連的砂岩建築，是悉尼歷史與遺產的獨特標志
- 一處商業地產，具有很高的重新開發潛質，正與著名的悉尼市政廳相對
- 獨有的悉尼海港旅遊商機

Sydney is Australia's leading tourism and events destination, attracting more international business and holiday visitors than any other state. Its physical beauty and iconic attractions such as the Sydney Opera House and Sydney Harbour Bridge have secured its global city status.

We are proud to showcase just a few of the potential tourism investment opportunities that are all in premium locations and will be shortly available including:

- Two adjacent sandstone buildings which are unique to Sydney's history and heritage
- A commercial property that has a high potential for redevelopment and is immediately opposite the famous Sydney Town Hall
- Unique Sydney Harbour tourism opportunities.

酒店項目機會

在悉尼市中心具代表性的 「砂岩建築」

這是一個難得的機會可在悉尼商業市中心購買一座特殊的歷史砂岩建築物。現在有兩棟樓出讓，而都是位於距離悉尼港、悉尼歌劇院和皇家植物公園只有數分鐘的地段。按地區計劃的批准，這些大樓極有潛力重新發展成豪華酒店，高檔住宅或零售或辦公大樓。雖然每座建築物將分開出售，但他們是彼此相鄰，俱有重新發展整個區域的潛力。

23-33 BRIDGE ST — 「地政大廈」

實況資料:

- 這是悉尼其中一個最俱標誌性的建築，建成於1890年。它擁有一個精心製作的砂岩外牆，一個61米高的鐘樓和旋轉天文台圓頂。
- 這建築物的位置和地位提供了一個難得的機會，可購買高級的建設以發展為一家五星級酒店或高檔住宅公寓。
- 該建築物現時是用作政府辦公大樓，但有潛質作其他用途。現時的可出租淨面積是7,469平方米，視乎規劃批核，將持有進一步發展的大觀。
- 有潛力得到由AAA信貸評級的新南威爾士州政府的一年租約作首道回報。

出售程序：將涉及公開廣告及簡報會，分銷信息備忘錄，指示性投標過程，資產參觀團和投標過程之前執行的銷售單據和財務結算。程序將預期在2014年頭進行14個星期。

項目狀態：政府預期於2013年11月將資產推出市場。

項目聯絡人:

新南威爾士州政府貿易與投資部
駐中國華東及華北地區商務代表處
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35-39 BRIDGE ST — THE NSW EDUCATION BUILDING

實況資料:

- 這座宏偉和令人印象深刻的砂岩建築由政府建築師George McRae於1912-1915年建造的。
- 它佔據悉尼商業市中心的黃金地段。
- 該建築現時用作政府辦公大樓但有潛質作其他用途。現時的可出租淨面積是12,827平方米，視乎規劃批核，將持有進一步發展的大觀。
- 有潛力得到由AAA信貸評級的新南威爾士州政府的一年租約作首道回報。



Hotel Opportunities

ICONIC 'SANDSTONE BUILDINGS' IN THE SYDNEY CBD

This is a rare opportunity to purchase an exceptional historical sandstone building in the Sydney CBD. There are two buildings on offer, each occupying an entire city block and located minutes from Sydney Harbour, the Sydney Opera House and the Royal Botanic Gardens. The buildings have excellent potential for redevelopment as luxury hotels, high-end residential apartments or retail or office towers, subject to planning approvals. Although each building will be offered separately they are adjacent to one another, creating the potential for redevelopment of the entire precinct.

Sale process: will involve public advertisements and a briefing session, distribution of information memorandum, an indicative bid process, guided asset tours and a bid process prior to execution of the sales documents and financial close. The process is expected to take about 14 weeks ending in early 2014.

Project status: The Government expects to offer these assets to the market in November 2013.

Project contact:

NSW Government Trade & Investment Office- North and East China

Tel: +86 5292 8833

Email: shanghai@sydneyaustralia.com.cn

23-33 BRIDGE ST – THE "LANDS BUILDING"

THE FACTS:

- This is one of Sydney's most iconic buildings, completed in 1890. It has an elaborate sandstone façade, a sixty-one metre clock tower and a revolving observatory dome
- The building's location and status presents a rare opportunity to purchase a premium building to develop as a five-star hotel or high-end residential apartments
- The building is currently used as government offices but has potential for alternate use. The existing Net Lettable Area (NLA) is 7,469sqm with scope for further development, subject to planning approvals
- There is the potential for an initial yield derived from a one year leaseback to the AAA rated NSW Government.

35-39 BRIDGE ST – THE NSW EDUCATION BUILDING

THE FACTS:

- This large and impressive sandstone building was built by the government architect, George McRae in 1912-1915
- It occupies a premium central Sydney CBD location immediately adjacent to Governor Macquarie Tower
- The building is currently used as government offices but has potential for alternate use. The existing Net Lettable Area (NLA) is 12,827sqm with scope for further development, subject to approval
- There is the potential for an initial yield derived from a three year leaseback to the AAA rated NSW Government.



珍罗兰山洞

珍羅蘭山洞 (Jenolan Caves)位於悉尼以西約175公里的大藍山(Greater Blue Mountains)地區，一直是熱門的旅遊景點。新州政府將在近期推出特別的投資機會，以供企業承租珍羅蘭區內的所有建築物(或其中一部分建築)和/或運營山洞的旅遊業務。

實況資料:

- 珍羅蘭區目前已提供全套住宿、接待和山洞旅遊服務。
- 該區內有30多棟各式建築物，適用於多種用途，如社區活動、體育運動、教育、培訓、私人住宅、商業和科研用途等等。
- 該區鼓勵第三方接管整個珍羅蘭山洞區以發展壯大其現有業務，或是提議將該區的全部或一部分用於新的用途。
- 投標方必須說明該區設施的擬議用途，同時，也需要說明其提案針對的區域：是針對整個珍羅蘭山洞區（專用）；涉及所有建築物和相關基礎設施（山洞旅遊業務除外）；還是只針對該區的特定部分，是否包括山洞旅遊業務。

項目狀態: 投資意向書 (EOI) 於2013年7月26日上午9: 30截至。如欲了解詳細信息，請瀏覽 www.tenders.nsw.gov.au

項目聯絡人:

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JENOLAN CAVES

Jenolan Caves are situated in the Greater Blue Mountains region, about 175 kilometres west of Sydney. The caves have long been a popular tourist attraction. The NSW Government has released a unique opportunity to lease all or some of the buildings within the Jenolan Precinct and/or to operate the Caves tour business.

THE FACTS:

- There is currently an integrated accommodation, hospitality and caves tour business operating on-site.
- The site includes more than 30 different buildings suitable for a range of uses such as community, sporting, education, training, private residence, commercial or scientific purposes
- Proposals to take over the whole site to grow the existing business or proposals for new and alternate uses on all or parts of the site are encouraged
- Respondents must describe their intended use of the facilities and indicate whether their proposal is for the entire site (sole use); all buildings and related infrastructure (excluding the caves tour business); or nominated part(s) of the site, with or without the caves tour business.

Project status: An Expressions of Interest is open until 9.30am Friday 26 July 2013. Further information can be found at www.tenders.nsw.gov.au

Project contact:

NSW Government Trade & Investment Office- North and East China
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悉尼商業市中心辦公大樓

570 GEORGE ST 「AUSGRID 大樓」

實況資料:

- 這家位於悉尼商業市中心的辦公大樓地理位置優越，靠近公共交通，零售商店，悉尼的商業樞紐和生活品味的情人港，唐人街和海德公園區。其高調的位置提供突出的廣告標牌機會。
- 這是該大樓第一次招售。視乎規劃批核，這大樓在未來的重新發展潛質中，將有更大靈活度，包括辦公大樓、住宅或酒店。
- 現時28層的可出租淨面積是19,000平方米，視乎規劃批核，將持有進一步發展的大觀。
- 該大廈的服務剛得到提升。
- 有潛力得到由高質素租戶的三年租約作首道回報。
- 銷售程序將涉及公開廣告及簡報會，分銷信息備忘錄，指示性投標過程，資產參觀團和投標過程之前執行的銷售單據和財務結算。程序將預期在2013年尾進行，為期14個星期。

項目狀態: 政府預期於2013年8月將資產推出市場。

項目聯絡人:

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SYDNEY CBD OFFICE BUILDING

570 GEORGE ST "AUSGRID BUILDING"

THE FACTS:

- This midtown Sydney CBD office building is ideally located close to public transport, retail stores, Sydney's commercial hub and the lifestyle precincts of Darling Harbour, Chinatown and Hyde Park. Its high profile location offers prominent signage opportunity
- This is the first time the building has been considered for sale. There is flexibility around future use with potential refurbishment and redevelopment options, including an office building, residential apartments or hotel, subject to planning approval
- The existing Net Lettable Area (NLA) is 19,000 sqm across 28 floors with scope for further development subject to approvals
- The building services were recently upgraded
- There is the potential for an initial yield derived from a three year leaseback to a high quality tenant
- The sale process will involve public advertisements and a bid process prior to execution of the sales documents and financial close. The process is expected to take about 14 weeks, ending in late 2013.

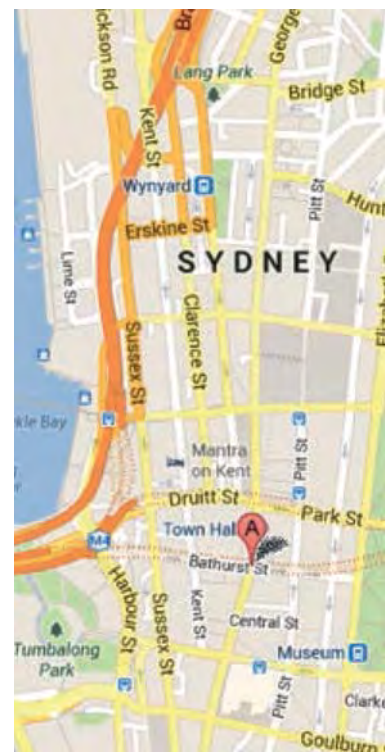
Project status: The Government expects to offer this asset to market in late August 2013.

Project contact:

NSW Government Trade & Investment Office- North and East China

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重新塑造市中心

悉尼商業中心是澳大利亞通往世界的門戶和經濟與文化命脈的中心。

Barangaroo和達令港(Darling Harbour)正在開發激動人心的新商機，目前正在進行調查，提出下一個改造城市面貌的發展。

新南威爾士州政府的城市規劃草案認出了主要的重建潛力的關鍵領域，如市政廳(TownHall)到中央區(Central)，中央區到City Road和中央區到伊芙利(Eveleigh)。

這些鏈接的戰略機遇形成了一個非常方便的城市走廊，重塑商業市中心區的心臟地帶和主要的交通樞紐 - 中央車站。

中央車站是悉尼頭號車站，有機場、市郊、跨市、郊區和跨州火車，輕鐵和長程巴士轉換。

中央車站為州際和海外的旅客大量使用，因其公共交通設施的服務和在鄰近地區的經濟型酒店和住宿。

發展鐵路區域表現一個在澳大利亞無可匹敵的悉尼市區重建的機會。這可能會出現鐵路走廊重建的機會 - 許多全球性的城市 - 倫敦，巴黎，紐約，舊金山的一個共同特徵。

超過15個市郊地區也正在考慮其他以交通為導向的發展項目。

項目狀態:政府將於2013年7月進行市場探測過程。在2014年，土地將被釋放。

RESHAPING THE CITY

The Sydney CBD is Australia's gateway to the world and the centre of economic and cultural life.

Exciting new opportunities are under development at Barangaroo and Darling Harbour, with investigations to bring forward the next city shaping developments now underway.

The NSW Government's draft Metropolitan Strategy identified major regeneration potential in key areas such as Town Hall to Central, Central to City Road and Central to Eveleigh.

These linked strategic opportunities form a highly accessible urban corridor reshaping the heart of the central business district and major transport hub, Central Station.

Central Station is Sydney's number one train station with airport, suburban, intercity, regional and interstate trains, light rail and a long distance coach interchange.

Central station is heavily used by travellers from interstate and overseas who are serviced by the public transport facilities and the budget hotel accommodation in the immediate area.

The development of the railway precinct represents an urban renewal opportunity for Sydney that is unrivalled in Australia. This may present opportunities for redevelopment over railway corridors - a common feature of many global cities - London, Paris, New York, San Francisco.

Other transit orientated developments are also being considered for more than 15 suburban precincts.

Project status: The Government will begin a market sounding process in July 2013. Parcels of land will be released in 2014.



標誌性的悉尼港地區的旅遊發展機會

北頭自然保護區

1936年的OFFICERS MESS與附件樓宇

- 設置在一個獨特的叢林環境內，該位置提供了俱代表性的悉尼港地區的壯麗的景觀。
- 這些建築地理位置優越，到悉尼商業市中心只需18分鐘的渡輪，或30分鐘的車程。
- 該址將適用作特別活動場所或精品住宿。
- Officers Mess擁有令人印象深刻的藝術裝飾，包括原來的水磨石地板，木樓梯，一令人著迷的玻璃門。
- 現時兩層連地庫的可出租淨面積是900平方米。這包括三個活動場地、一個小型酒吧、大的商用廚房和十二個辦公室/房間。

項目狀態: 在2013年底，租賃本址將經過發表興趣的程序進行。

項目聯絡人:

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TOURISM OPPORTUNITIES AT ICONIC SYDNEY HARBOUR LOCATIONS

NORTH HEAD SANCTUARY

OFFICERS MESS AND ANNEX BUILDINGS FROM 1936

- The site offers spectacular district views of the iconic Sydney Harbour, set in a unique headland bush setting
- The buildings are ideally located, with a short 18 minute ferry ride or 30 minute drive to the Sydney CBD
- The site would be suitable for a unique function space or boutique accommodation
- The Officers Mess has impressive Art Deco features including the original terrazzo flooring, timber staircase and bevelled glass doors
- There is approximately 900 sqm Net Lettable Area over two levels plus basement. This includes three function spaces, a small bar, large commercial kitchen and 12 offices/bedrooms.

Project status: Leasing of this site will be subject to an Expression of Interest process opening in late 2013.

Project contact:

NSW Government Trade & Investment Office- North and East China
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一個購買超過6000平方米土地的機會，包括三個大約1942的混凝土前油箱，以新的屋頂結構充分淨化。

An opportunity exists to purchase over 6000sqm of land including three circa 1942 concrete former fuel tanks, fully decontaminated with a new roof structure.

在莫斯曼(MOSMAN)赫蘭公園(HEADLAND PARK)聖喬治高地(GEORGES HEIGHTS)

實況資料:

- 憑著壯觀的悉尼海港景觀，這些巨大的混凝土結構給有創意的投資者獨特的發展機會。坐落在綠樹成蔭的商業和社區的公園和鬱鬱蔥蔥的自然環境。
- 位於悉尼商業中心20分鐘內的車程，這必是一個在悉尼市中心最好的機會。一共超過2400平方米的建築面積，跨三重高的圓形建築。有很大的空間重新想像這些結構，和能夠獲得大量的水景及周圍的叢林環境。

FUEL TANKS AT GEORGES HEIGHTS, HEADLAND PARK MOSMAN

THE FACTS:

- With spectacular Sydney Harbour outlooks, these huge concrete structures make a unique development opportunity for the creative investor. Set within a leafy commercial and community parkland, with lush natural surroundings
- Located within a 20 minute drive to the Sydney CBD, this must be one of the best central Sydney opportunities. Totalling over 2400m² of floor space, across three triple height circular buildings. There is generous scope to reimagine these structures to capture extensive water views and the surrounding bushland environment.

項目狀態: 租賃將於2013年尾開始接受公開投標

項目聯絡人:

新南威尔士州政府贸易与投资部
驻中国华东及华北地区商务代表处
电话: +86 21 5292 8833
电邮: shanghai@sydneyaustralia.com.cn

Project status: Leasing of this site will be subject to a public tender process opening in late 2013.

Project contact:

NSW Government Trade & Investment Office- North and East China
Tel: +86 5292 8833
Email: shanghai@sydneyaustralia.com.cn



有機會到悉尼美麗的悉尼海港內的赫蘭公園發展一個3500平方米的一幅土地。

莫斯曼(MOSMAN)赫蘭公園(HEADLAND PARK)的中頭路 (MIDDLE HEAD RD)上的新機遇

實況資料:

- 這個懸崖前台的據址提供了海岬和悉尼海港不可逾越的景觀，座落於商業和社區內綠樹成蔭的綠地，鬱鬱蔥蔥的自然環境。
- 莫斯曼(Mosman)是一個高檔市郊區域，位於悉尼商務中心20分的鐘車程，亦可直接步行到巴爾莫勒爾海灘(Balmoral Beach)和周打灣(Chowder Bay)。
- 現時有五戶住宅，本址提供一個打造精品住宿的機會。
- 碼頭可供私人船隻上落。

項目狀態: 於2013年尾以表示興趣的方式接受租賃及重建的意向申請。

項目聯絡人:

新南威爾士州政府貿易與投資部

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An opportunity to develop a 3500 sqm parcel of land within Sydney's beautiful new Headland Park on the Sydney Harbour.

GREENFIELD OPPORTUNITY ON MIDDLE HEAD RD, HEADLAND PARK, MOSMAN

THE FACTS:

- This Cliff front site offers unsurpassable views to the headlands and Sydney Harbour, set within a leafy commercial and community parkland, with lush natural surroundings
- Mosman is an upmarket suburb, situated 20 mins drive to the Sydney CBD, with direct walking access to Balmoral Beach and Chowder Bay
- Currently occupied by five residences, the site offers a premium opportunity to build a boutique accommodation offering
- Wharf access is available for private boat arrivals.

Project status: An Expression of Interest (EOI) process to lease and redevelop this site will commence in late 2013.

Project contact:

NSW Government Trade & Investment Office- North and East China

Tel: +86 5292 8833

Email: shanghai@sydneyaustralia.com.cn



悉尼的酒店商機

酒店銷售一般是由商業地產代理。這些聯絡人是非常樂意協助您在悉尼和新南威爾士州各地當前的機會。他們還可以連接你與潛在的賣家。

HOTEL ACCOMODATION OPPORTUNITIES IN SYDNEY

Hotel sales are generally managed by commercial real estate agents. These contacts are happy to assist you with current opportunities in Sydney and throughout NSW. They can also connect you with potential sellers.

CBRE | Hotels



新南威爾士州政府貿易與投資部
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聯絡我們

新南威爾士州貿易與投資部是新南威爾士州政府的經濟發展機構。這是在新南威爾士州做生意尋求意見的第一點的接觸，並能為您提供。

新南威爾士州政府貿易與投資部

新南威爾士州政府貿易與投資部駐中國商務辦事處

王家娉女士

中國華南區及中國香港（和台灣）貿易投資總監

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張濤先生

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