

- 1:** The Queen Victoria Building, a 4-storey building with copper domes, built between 1893 and 1898 in a composite Romanesque and Byzantine style, altered in 1917 and 1935. The building underwent a \$75m restoration by the Malaysian-based Ipoh Garden Berhad (Australia) in the 1980s, and now includes a 3-level retail arcade plus a seven storey underground carpark for 720 vehicles under York Street. The restoration proposal was accepted in May 1982 by the owner, the City of Sydney Council, which agreed to grant a 99-year lease to Ipoh Garden (Australia) in 1984. The restored complex, with its 12,708 sqm of shopping space, is designed to house 197 specialty retail and service tenants. It is connected by pedestrian tunnels to Town Hall Station (map 24A), Grace Bros (map 17, property 49), Gowings (map 22 property 2) and The Galleries Victoria (map 22 property 27). The restoration of the building and construction of the seven level car park under York Street commenced in 1984 and was officially opened in November 1986. In April 1987, Sydney architects Rice Daubney Stephenson & Turner received an Australian Heritage award and in August 1987 were awarded the Sir John Sulman medal for the restoration work. The building won the BOMA plaque for the best building in Sydney in November 1987 and also an Award of Merit from the Association of Consulting Engineers Australia in December 1987 for the restoration work. Refurbishment of the facade was completed in late 2001.
- Historic listings:** The building on this property and those on map 21 property 65, map 24 properties 20 and 22 and map 27 property 26 form the Town Hall Group classified by the National Trust. Listed on the Register of the National Estate. Listed on the Central Sydney HLEP 2000, Heritage Inventory No 4035 in April 2000.
- Occupants:** ABC Shop, Aboriginal Art Gallery, Bijoux, Collins Booksellers, Comme Ci Comme Ca, Darrell Lea Chocolates, David Lawrence, General Pants Co Pty Ltd, H20 +, Lush, Malaysian Laksa House, Portmans, Pulp Juice Bar, Review Australia Pty Ltd, Sportsco and Wanted Shoe Co.
- Development proposals:** D/04/00015, a masterplan for the upgrade of the QVB, Stage 1 DA was lodged in January 2004.
- Owner:** City of Sydney Council, GPO Box 1591, Sydney, NSW 2001. Ipoh Pty Ltd, PO Box Q292, QVB Post Office, NSW 1230, holds a 99-year lease which expires on February 27, 2083. Ipoh is owned by the Government of Singapore Investment Corporation following takeover bids in 2001 and 2003.
- Sales history:** A half-share interest in the 99-year leasehold was offered for sale in 1990; not sold. At December 1991 the property's book value was reduced from \$214m to \$195m in Ipoh Garden's accounts. In early 1992 the whole 99-year leasehold was offered for sale with an asking price of \$225,000,000 or a 50% share in the lease was available with an asking price of \$112,500,000 through joint agents Baillieu Knight Frank and Colliers Jardine; not sold. The building was valued at \$286m in December 1998, at \$314m in June 2000 at \$326m in December 2001 and at \$343m in December 2002.
- Building services:** Lifts - OTIS (2 lifts).
- Frontage:** 186.31m (611ft 11in) to George St, 30.04m (98ft 7in) to Market St, 184.56m (605ft 6in) to York St, 27.17m (89ft 2in) to Druitt St.
- Site area:** 11,405 sqm.
- Title details:** V8643 F28 (freehold) and V8643 F29 (leasehold).
- 2:** Gowings Buildings, built 1929; a 12-storey department store and office building. Net lettable office area 6,280 sqm. An extensive refurbishment begun in 1998 was completed in 2001. The total cost was approximately \$20m. This included a tunnel to link the store with the Queen Victoria Building, opening up the existing basement space, upgrading the store and the upper levels, and repairs to and restoration of the heritage facade.
- Historic listings:** This building and that on map 17 property 49 form the Department Store Group, classified by the National Trust and listed in the Register of the National Estate. Listed on the Central Sydney HLEP 2000, Heritage Inventory No 4038 in April 2000.
- Occupants:** Australian Retailers Association, Australian Retailers Association NSW, Bayswiss Pty Ltd, eBay Australia & New Zealand Pty Ltd, Gowings Clothing Store, The Sydney Shiatsu Clinic, Towanda Womens Wear and Waxes Jewellery Design.
- Owner:** Gowing Bros Ltd, 452-456 George St, Sydney, NSW 2000. Gowing Bros is a public company in which members of the Gowing family have the largest interests.
- Sales history:** Valued at \$50m in January 2004.
- Building services:** Lifts - OTIS (2 lifts).
- Frontage:** 26.80m (87ft 11in) to Market St, 18.87m (81ft 11in) to George St.
- Site area:** 670 sqm.
- Title details:** Folio Identifier 1/667918.
- Valuations:** \$50,000,000 in July 2003.
- 3:** A 2-storey building with five shops at street level.
- Occupants:** Australian Guest Souvenirs.
- Development proposals:** DA 03/654 to use the ground level as a 24 hour convenience store was lodged in July 2003. DA 16/93 for the erection of a new building consisting of 2 basement levels of parking, one retail level, 2 office levels and 10 residential levels with 10 one bedroom units, 10 two bedroom units and 20 three bedroom units was approved in September 1993.
- Owner:** Moss Nominees Pty Ltd, Level 2, Room No 4, 468 George St, Sydney, NSW 2000. Moss Nominees is owned by Alexander and Magda Moss, both of Vaucluse.
- Sales history:** Traded at \$800,000 in July 1975. A half share was auctioned on June 22, 1995 through Colliers Jardine; passed in at \$4,600,000. This half share was bought by Moss Nominees for \$5,205,000 (cd 30.11.1995, td 08.03.1996), giving them sole ownership of this property.
- Managing agent:** Tim Green Commercial.
- Title details:** Folio identifier 1/937618.
- 4:** Dudley House, a 6-storey office building; built circa 1935. Net lettable office area 788 sqm.
- Historic listings:** Classified by the National Trust. In September 1989, a delegate of the Minister for Local Government & Planning declared that the building (listed on the Central Sydney Heritage Inventory) shall not be harmed except in accordance with Division 8 of Part VI of the Heritage Act.
- Occupants:** Bowerbird Design, Hanchoras, Lowes-Manhattan Pty Ltd, Travel Action and York College of Music. Office space between 20-200 sqm was for lease in February 2005; agent Tim Green Commercial.
- Owner:** Moss Nominees Pty Ltd, Level 2, Room No 4, 468 George St, Sydney, NSW 2000. Moss Nominees is owned by Alexander and Magda Moss, both of Vaucluse.
- Sales history:** Bought at auction in October 1984 for \$3,051,000 (cd 17.10.1984, td 31.01.1985) by Moss Nominees; agent Jones Lang Wootton.
- Building services:** Lifts - OTIS (1 lift).
- Managing agent:** Tim Green Commercial.
- Frontage:** 13.89m (45ft 7in).
- Site area:** 253 sqm.

Title details: Folio identifier 1/74913.

- 5: The State Theatre building, 10 and 11 storeys, including the State Theatre (designed by New Zealand architect Henry E White), completed in 1929 and restored at a cost of about \$1,000,000 in 1980. The 2000-seat State Theatre is both a cinema and a live theatre venue. Net lettable office area 7,400 sqm.

Historic listings: Listed in the Register of the National Estate. Classified by the National Trust for the Market Street facade and all interiors associated with the theatre and the lift vestibule. The NSW Heritage Council issued permanent conservation order No 22 on 06.03.1987. Listed on the State Heritage Register No 446 in April 1999. Listed on the Central Sydney HLEP 2000, Heritage Inventory No 4055.

Occupants: Amalgamated Holdings, Greater Union, State Ballroom, State Theatre and The State Theatre. Areas available for lease in February 2005; agent L J Hooker (Commercial).

Development proposals: D/02/00872 to use two basement levels as a place of public entertainment was approved in February 2003.

P/02/00449 for refurbishment of basement levels 1 and 2 for use as a conference facility valued at \$500,000 was approved in August 2002.

DA 01/840 for refurbishment of the basement and levels 1 and 2 including theatre was lodged in December 2001, cancelled in April 2002.

Owner: Greater Union Organisation Pty Ltd, GPO Box1609, Sydney GPO Private Boxes, NSW 2001. Greater Union is a wholly owned subsidiary of the public company Amalgamated Holdings Ltd. Members of the Rydge family are the major shareholders in Amalgamated and the chairman is Alan G Rydge of Point Piper.

Building services: Lifts - OTIS (4 lifts).

Title details: V15205 F103 (includes property 13).

- 6: City Centre, a 22-level commercial building divided into two lots, completed early 1990. Comprises 4 retail podium floors, 18 office floors, basement parking for 49 cars and (on the first floor) an internal monorail station. Linked on the second floor by pedestrian footbridge over Pitt Street to Piccadilly (map 23, property 9). Total building area is 22,908 sqm and typical floor size is 1,062 sqm.

Occupants: See lots 100 and 101 DP for occupants.

Owner: The owners of lots 100 and 101 in DP 793906 (see individual entries below).

Sales history: The site was acquired in seven parcels for a total of \$45,631,822 between September 1985 and June 1987. In March 1998 it was reported that this property was being offered for sale through Howarth & Howarth; this sale did not proceed. Valued at \$120m in June 2000, at \$130m in June 2001 and at \$138m in June 2002.

Managing agent: CB Richard Ellis.

Frontage: 54.18m (177ft 9in) to Pitt St, 42.36m (139ft) to Market St.

Site area: 2,181 sqm.

Title details: V8634 F96.

- 6: Lot 100, 194 sqm on the ground floor. Refurbished in early 2000.

Occupants: Ark Sushi King Train.

Owner: Bildura Pty Ltd, Level 3, 393 George St, Sydney, NSW 2000. Bildura is owned by Mod and Disposals Store Pty Ltd and George Tsipris of Dover Heights. Mod & Disposals is owned by Mark Tsipris of Vaucluse, Thomas Tsipris of Vaucluse, George Tsipris of Dover Heights and TMG Pty Ltd.

Sales history: Bought for \$7,000,000 (td 07.03.1990) by Bildura.

Frontage: 8.89 m.

Site area: 194 sqm.

Title details: Folio identifier 100/793906.

- 6: Lot 101, all of the City Centre building except for Lot 100 on the ground floor. The lot comprises more than 22,629 sqm; there is about 19,000 sqm of office space above four retail levels plus basement parking for 49 cars. Level 20 was refurbished early 2004. Average floor size is 1,062 sqm.

Occupants: Administrative Appeals Tribunal and Small Taxation Claims Tribunal, Australian Securities & Investments Commission, Birdland Records, City Centre Souvenirs, Department of Education, Training and Youth Affairs, Gordon & Johnston Solicitors, Mulpha Australia, Ron Bennett, St George Bank Ltd and The Kafe.

Development proposals: DA 03/838 for a refurbishment of levels 1 and 2 and the change of use of level 2 from retail to commercial was approved in September 2003.

Owner: Permanent Nominees (Australia) Ltd on behalf of Investa Property Trust, Level 17, 135 King Street, Sydney, NSW 2000. Units in Investa Property Trust are 'stapled' to shares in Investa Properties Ltd and traded together as securities in Investa Property Group.

Sales history: Traded at \$243,500,000 in June 1990. Bought for \$111,250,000 in June 1998 by Westpac Property Trust (now Investa Property Trust). Valued at \$112.5m in December 1998, at \$117m in July 1999, at \$120m in June 2000, at \$130m in July 2001 and at \$138m in June 2002.

Building services: Lifts - OTIS (8 lifts).

Frontage: 45.29m (177ft 9in) to Pitt St, 42.36m (139ft) to Market St.

Site area: 2,181 sqm.

Title details: V8634 F96.

- 13: A 3-storey building.

Occupants: Downtown Souvenirs.

Owner: Greater Union Organisation Pty Ltd, GPO Box1609, Sydney GPO Private Boxes, NSW 2001. Greater Union is a wholly owned subsidiary of the public company Amalgamated Holdings Ltd. Members of the Rydge family are the major shareholders in Amalgamated and the chairman is Alan G Rydge of Point Piper.

Title details: V15205 F103 (includes property 5).

- 14: Simpson House, an 8-storey building built in 1912, internally remodelled in 1977 and further refurbished in 1983. Building underwent major refurbishment in mid 2002.

Historic listings: Classified by the National Trust. Listed on the Central Sydney LEP 1992 - Conservation of Heritage Items. In May 1992, the NSW Heritage Council revoked the Section 130 Order in respect of this property. Listed on the Central Sydney HLEP 2000, Heritage Inventory No 4072 in April 2000.

Occupants: Harbourside @ 249 Pitt, Joseph's Shoes and Montage Productions. Commercial areas from 131 sqm to 181 sqm on levels 3, 4, 5 and 7 were available for lease in February 2005; agent Colliers International (Sydney).

Development proposals: D/00/460 for the refurbishment of office tenancies including toilets to typical floors and new shopfront was approved in October 2000. P/02/00178 amendments for the refurbishment of office tenancies and fire safety upgrade to the value of \$1.5m was approved in March 2002.