



**Malcolm Lemmon**  
P.A.Q.S.I, Reg.Q.S.

Malcolm Lemmon is the General Manager – Construction & Development. It's a role that will see Malcolm responsible for the operating performance, profitability, staff development and business development of Rhind Constructions and Seashift Property Developments.

Malcolm is a registered Quantity Surveyor who has more than 35 years experience in the construction industry spanning Cost Management, Project Management, Quantity Surveying and General Management.

He has worked in Sydney and the Gold Coast for the past 18 years, seven of those as the director of Quantity Surveying Building Services. This company specialised in requirements in the construction/building industry, providing quantity surveying and project management services to building and quantity surveying companies. Prior to this period Malcolm worked in the construction industry in New Zealand.



**PROPERTY MANAGEMENT**  
**Teresa Irani**

Teresa originally hails from England and her travels brought her to the Hervey Bay region four years ago. Teresa has a strong background in sales & marketing, originally in the pharmaceutical industry

and more recently in the Self Storage Industry.

Teresa was appointed Assistant Manager and then Manager of Storage One in Nissen St, Hervey Bay and in these management roles she was responsible for achieving strong growth in the leasing and the occupancy rates of this property over a four year period.

Teresa focused on building strong links with the Fraser Coast business community as her strategy to fill this property, making this site one of the best performing storage sites in Queensland.

When this property was sold to Storage King in June this year Teresa moved across to run all the property management and maintenance services of the Seashift Group.

# PROPERTY Report

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Currently under construction completion due November 2008

## Healthy Growth in Hervey Bay

### MARINA FACELIFT A BOON TO BOATIES AND THE COMMUNITY

An \$800 million facelift to the Urangan Boat Harbour and Marina has paved the way for a bright future for Hervey Bay.

Following this announcement it is projected that infrastructure at the marina will double in size over the next six years to incorporate 235 extra berths, giving it

the biggest marina capacity on the coast north of Brisbane.

Also planned is a secure dry area for the storage of up to 200 boats, 50% more trailer parks and six boat ramps.

It is expected to take between 15-18 months for Government and EPA approvals, with time engineering and geo-technical operations commencing in the interim.

Taking into account the creation of an anticipated 650 direct and 480 indirect jobs, the Marina facelift will be a major contributor to the sustainable growth of Hervey Bay and the region.

It's a very positive outlook for the future and given the Marina's proximity to the Hervey Bay Airport Industrial Park, it's a project that will also secure the Park's future as a great place to invest.



### WATER PARK DESTINED TO MAKE A BIG SPLASH

Major new tourist attraction for Hervey Bay with the advent of the city's \$12million Water Park.

Predicted by the attraction's designer Will Marcus to be 'like nothing else on earth', the spectacular environmental feature is all about conserving water and teaching people how to treat the environment, while having fun at the same time.

The project is being strongly promoted by Wide Bay Water Corporation, Fraser Coast Regional Council and assisted by Queensland Government funding. The free zero depth park will include a 36m main dish, a 13m children's area, thousands of fountains, life-size singing whales and talking dolphins, a cutting edge wave pool for surfing and the piece de resistance – a water screen to reflect movies and images at night.

Designed to provide an environmentally friendly, interactive family attraction, 95% of the water will be recycled through a hi-tech process as it soaks into the ground and new technologies are being investigated as alternative energy sources for the park.

The Water Park is due to be opened in June 2009 to coincide with 150th birthday of Queensland.

### DUNDOWRAN MASTER-PLANNED COMMUNITY RECEIVES P.A APPROVAL



Aerial view of Pialba Burrum Heads Road

Development plans for the 50-hectare master-planned residential community at Dundowran Beach have taken a step closer to becoming a reality with the recent P.A approval by the Fraser Coast Regional Council.

The fully integrated residential community will cater for all types of accommodation including a retirement village, residential housing, gated communities, town houses and medium density units.

Benefits to the Dundowran community will be substantial with a number of proposed

## Seashift – adding an additional dimension to the new Torquay Rd Business Precinct

A unique new business complex under construction in the heart of the New Torquay Road Business Precinct will raise the bar for future commercial premises in the Fraser Coast region.

The impressive commercial offices are part of the Links Complex at 59 Torquay

ancillary facilities including a community centre, child-care centre and indoor recreation.

The site is also located within 1.5km distance to the major regional Eli Waters shopping centre, which is anchored by Harvey Norman and Woolworths. There are also state and private schools within a short distance, offering an excellent level of amenities for young families.

Landscaping, lakes and public art will also play an integral role in the amenity of the centrally located development.

Road and have been designed with style and functionality in mind. Four tenancies plus a café will be offered for lease, with the office suites measuring approximately 150m<sup>2</sup> each. Each suite will feature split level accommodation, premium quality floor covering, air-conditioning, undercover parking to accommodate business and customer parking and facilities for the disabled.

The café is approximately 70m<sup>2</sup> and will provide ample space for outdoor seating – providing an ideally situated lunch or coffee meeting spot for the surrounding business community.

Construction is well underway and will be very similar to the fully occupied, UDIA award-winning building located next door. Rapid progress is being made and the complex is due for completion in November 2008.

### OUR SEASHIFT ALLIANCE PARTNERS

- UDIA** www.udia.com.au
- QMBA** www.masterbuilders.asn.au
- FTCB** www.frasercoastholidays.info
- AICD** www.companydirectors.com.au
- REIQ** www.reiq.com.au

### HAVE YOU VISITED OUR WEBSITE?

If you'd like to know more about the work we do, as well as current, past and future projects, and some magnificent sales and leasing opportunities – don't delay, visit our website [www.seashift.com.au](http://www.seashift.com.au)

### ASSOCIATED COMPANIES

Associated Companies are situated at 4/8 Neils Street

**oneservices** 07 4124 4941  
Property Management & Maintenance services including Body Corporate functions.

**Seashift** 07 4124 4941  
Asset Management  
AFSL Licensed Asset Management business coordinating the unlisted Property Trust activities of Seashift Properties.

**Rhind** 07 4124 1403  
Constructions  
The region's leading Commercial Construction company undertakes all the construction activities of Seashift and aligned parties.

**PRIME LEASING OPPORTUNITY: THE NEW TORQUAY ROAD BUSINESS PRECINCT SPOTS IN HIGH DEMAND**



Artist impression of 58-62 Torquay Road

**58-62 Torquay Road**

A prime leasing opportunity could be yours with the construction of a new retail and office complex, destined to change the face of Torquay Road.

The imposing modern complex will be fully air-conditioned and consist of retail shops (sized from 65m<sup>2</sup> to 500m<sup>2</sup>),

professional offices, a restaurant and multi-level car parking.

A select tenant mix will enjoy high exposure from such a superb central location in the city's business hub.

This is an opportunity not to be missed, so don't delay - contact John Bone today on 07 4124 4941.



**COMMITTEE FOR FRASER COAST**

We are pleased to see that a new Committee has been established to promote key issues in the Fraser Coast. This Committee will be known as the Committee for Fraser Coast (CFFC) and will link business, government with a range of key stakeholders within the Fraser Coast Community.

The Committee is based on a successful model established in 1985 to promote growth in Melbourne. This Committee for Melbourne is an independent network of community leaders who work together to encourage competitive business culture and enhance the city's liveability.

A group of forward thinking people from Hervey Bay and Maryborough have been assembled to try to achieve growth, infrastructure, recognition and enhanced liveability for the Fraser Coast region.

Chairman of CFFC will be well known local identity Dan Casey and he will be supported by an Executive Committee including former Council CEO Leigh Bennett as Executive Officer. The major areas that CFFC hope that they can make a contribution are focused on community facilities, educational enhancement, transport services & tourism and sporting opportunities.

Seashift fully supports this initiative and looks forward to working with the Committee to promote these issues within the Fraser Coast region.

**Established office and retail space at 63 & 74 Torquay Road**

If you're looking for a high profile retail or business location for a competitive rental, you can't go past remaining tenancies at 63 or 74 Torquay Road.

The locations offer both retail shops and professional offices, with serviced office space available and a strong mix of existing tenants. Positioning your business here gives you a presence on one of the city's busiest streets, with the added convenience of off street customer parking.

Available spaces start from 38m<sup>2</sup>.

If you'd like to inspect, contact Teresa Irani today on 07 4124 4941.

**NEW FACE SPEARHEADS RHIND CONSTRUCTIONS**



A new face on the Seashift team will be providing strong direction for the group's in-house construction division, Rhind Constructions.

Rhind's longstanding reputation as award-winning and innovative commercial builders will be in safe hands. As General Manager - Construction & Development, Malcolm Lemmon brings a wealth of experience in the construction industry to the company, including a diverse range of quantity surveying and management expertise.

Malcolm's role will be to coordinate all construction, property development and town planning activities for Seashift, including overseeing its recently acquired construction arm Rhind Constructions.

Malcolm stated that he will aim "to expand on the Rhind's reputation and enhance the Company's already professional design and construction services."

Integration of Rhind Constructions has enabled us to further expand our development arm, establishing Seashift as one of Queensland's leading integrated property groups with a broad-base covering Property Development, Building & Construction, Property Management & Maintenance and Asset Management.

**What's new at the Hervey Bay Airport Industrial Park?**

**21 SOUTHERN CROSS CIRCUIT**



The Hervey Bay Airport Industrial Park is rapidly growing with the welcome addition of two new businesses to 21 Southern Cross Circuit – Total Cabinet Solutions and Evolution Stone.

Total Cabinet Solutions (the name says it all) are cabinetry specialists for all your requirements including kitchens, vanities, robes and shop fittings.

Due to the growing use of stone in today's building and decorating industries, marble and granite merchants Evolution Stone are a welcome addition to the Bay.

You can join Total Cabinet Solutions and Evolution Stone at the Hervey Bay Airport Industrial Park, but you need to hurry as this area is leasing up quickly.

Two tenancies currently remain in this spacious complex, with buildings complete and ready for immediate occupation. The first measures 279m<sup>2</sup> and the second unit is 320m<sup>2</sup> with a mezzanine level covering 40m<sup>2</sup>. Both are fully serviced with 3-phase power.

They are not expected to stay vacant long, so call Seashift today to arrange an inspection.

Or talk to us about purpose building your new premises at the Hervey Bay Airport Industrial Park. We have several prime blocks ready to satisfy your specified commercial requirements, whether leasing or investing in the Park.

Contact John Bone today on 07 4124 4941 to find out more.

**46 SOUTHERN CROSS CIRCUIT**



New tenant Budget Rent A Car has seized the prime location at 46 Southern Cross Circuit, for its first class proximity to the Hervey Bay Airport. It's a move that no doubt will prove profitable for them.

If you're interested in reaping the rewards of such a strategically located site at the Hervey Bay Airport Industrial Park, there is one unit available alongside Budget Rent A Car at this premier address.

The spacious unit measures 475m<sup>2</sup> and features concrete tilt panels with composite lightweight construction to the office and mezzanine levels. Easy vehicle access and parking are an added bonus.

The unit is available for immediate occupation.

If you'd like to inspect, contact John Bone today on 07 4124 4941.