

ID: 1966917

PREMIER'S DEPARTMENT—1963 ROYAL COMMISSION

Ex 24

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AUCTION SALE

during

QUEENSLAND'S CENTENARY FESTIVITIES, 1959

AN HISTORICAL PERIOD TO MARK THE PROGRESS OF THIS STATE, WHEN WE PROUDLY SUBMIT

ONE OF BRISBANE'S MOST VALUABLE LAND MARKS

THE "NATIONAL" HOTEL

SITUATE CNR. QUEEN AND ADELAIDE STS., PETRIE BIGHT

Together with vacant 5 storey Brick Building fronting Adelaide Street



To be offered by Public Auction as a whole

together with all Furniture, Plant, Chattels and Effects, the Licensed Victualler's Licence and the Goodwill of the Business as a going concern with Immediate Possession.

In the Rooms of Messrs. A. V. Postle & Co., 116 Elizabeth Street, Brisbane

TUESDAY, 15th SEPTEMBER 1959, at 11 a.m.

With the Compliments of —

A. V. POSTLE & CO.

2 3781

116 ELIZABETH STREET, BRISBANE

2 6600

HOTEL BROKERS — AUCTIONEERS

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THE "NATIONAL" HOTEL, CORNER QUEEN AND

SITUATION:

This Hotel commands one of the most strategic positions in the City proper, having approximately 202' frontage to Queen Street, and 132' frontage to Adelaide Street. The situation of this Hotel, without a doubt, is THE MAIN HUB OF BRISBANE.

IMPROVEMENTS:

The improvements cover the entire area of land and comprise a substantial four storey brick building, the main hotel, in good order and condition throughout, the exterior of which has recently been repainted, and extensive remodelling has been carried out throughout the interior.

THE GROUND FLOOR comprises an attractive entrance Foyer from Queen Street leading to the reception desk and office, which is well equipped with Public Address System, Telephone Switch, Cash Register and full office equipment. There is also a Public Telephone booth.

Adjoining is the main Public Lounge, which has silky oak panelled walls to 7', beamed ceiling and seating accommodation for 85 people and attractively fitted with wall to wall carpets and dignified furnishings. In this Lounge the daily Smorgasbord serves up to 120, and this has certainly proved to be one of the most popular lunchtime rendezvous for business men and women. From the Lounge a Lift services all floors.

The Public Bar, situate on the corner of the Building, with access from both streets, has abundant natural lighting and unrestricted natural ventilation, and is constructed of natural silky oak panelled walls to 5', papered and plastered to ceiling, tiled floor, and fluorescent lighting throughout. The Bar itself is a large island silky oak bar, and the interior of this Bar has recently been redecorated. The equipment throughout this Bar has recently been installed, and is in excellent order and condition.

The Gents' Toilet Block which serves the Public Bar has a terrazzo floor and tiled walls, and consists of a four stall porcelain urinal, two toilet cubicles, and a wash hand basin.

The Cold Room is installed between the Public Bar and the Saloon Bar, and this cold room is used entirely for the beer reticulation of both bars. Directly beneath the Public Bar is a commodious cellar, and this is used as an extensive storeroom for bottled liquors, houses the refrigeration units and the main electricity switchboard panel, with a trap door to Queen Street.

The Saloon Bar is of an attractive design and throughout the years has become known as a happy rendezvous of business men, with its comfortable and relaxed surroundings. This Bar is constructed of Silky Oak panelled walls to 6' and is plastered and papered, terrazzo floor throughout, with mirrored back to the full extent of the wall behind the bar counter, with extensive display shelves, the full length of the wall. The Bar Counter is silky oak, and is approximately 40' long. This Bar is equipped with fluorescent lighting, ceiling fans and exhaust fans. Plant and equipment has recently been installed, and is in excellent order and condition. Adjoining the Saloon Bar and served by its staff is the Bottle Department fronting Queen Street, with an attractive counter with striated facing, a silky oak grille and attractive shelving throughout. This Bottle Department has only recently been installed.

Also adjoining the Saloon Bar is the bulk beer Storeroom, which is easily accessible from the Adelaide Street entrance. Adjacent to this room is the "Donkey" Hot Water System, which supplies the entire Hotel, also the Gents' Toilet Block constructed of tiled walls, terrazzo floor, consisting of a three stall urinal, one toilet cubicle and one wash hand basin.

The unoccupied section of the ground floor adjacent to the main entrance foyer has been approved to provide an expansive cabaret and dance floor that will seat and accommodate approximately 800 people, and enquiries have been made by numerous bodies seeking bookings of this section of the Hotel upon its completion for ballroom and social activities, so it can be clearly seen the demand that exists for this type of accommodation. An extensive cold room has already been fitted to this section of the premises.

ADELAIDE STREETS) 16880- NIGHT, BRISBANE

FIRST FLOOR comprises ultra modern dining room recently remodelled and refitted with contemporary tonings throughout. New wall to wall carpet has been installed, and one wall is fully mirrored. Large floor to ceiling windows fronting Queen Street give abundant natural lighting and unrestricted views of the river. Seating accommodation is for 90 guests. The adjoining **COFFEE ROOM** has also been remodelled, with contemporary tonings and wall to wall carpet and floor to ceiling windows. A Grand Piano and microphones furnish the dance floor section. A foyer is situated immediately at the entrance to the dining room.

WESTMINSTER ROOM: This modern reception room has recently been installed and redecorated with contemporary tonings, rich wall to wall carpet, and has been extensively used for private functions, having a seating capacity for approximately 40 guests.

BEER SERVERY: This servery is installed for the service of guests in the dining room, coffee lounge, Westminster Room, and all guests throughout the house section of the premises. It is particularly well equipped, with refrigeration and plant and extensive racks for the storage of champagne and liquors.

KITCHEN AND SERVERY adjoins the Dining Room section of this floor, is very spacious and has natural light and ventilation throughout. Forming part of the kitchen and servery are the sections known as the Salad Servery, Smorgasroom, and Kitchen Pantry. The entire section of the kitchen and serveries is particularly well equipped with refrigeration and kitchen appliances. On this floor, all passageways and staircases are carpeted. Also on this floor is the Private Suite and Office.

Accommodation for guests on this floor, comprises: Room No. 8, Family Room, comprising 1 double and 1 single bed; Room No. 9, Twin Bedroom; Room No. 10, Double Bedroom with private Bathroom; Room No. 11, Family Room of 4 Single Beds with private Shower Room and Dressing Room fitted with large built-in Wardrobe. All Bedrooms have Hot and Cold running water connected, and telephones installed.

Ladies' Toilet and Bathroom Block is constructed of tiled walls and tiled floor, and consists of two toilet cubicles, one bathroom with built-in bath and hand basin.

Gents' Toilet and Bathroom Block is constructed of tiled walls and tiled floor and consists of 2 stall porcelain urinal, 2 toilet cubicles, hand wash basin and bathroom with built-in bath.

SECOND FLOOR: All Stairways and Passages throughout this floor are covered with Wall to Wall Carpet or Feltex. This floor is entirely occupied as accommodation for Guests, and in addition to such accommodation there is a Linen Room extensively shelved for storage, and a Staff Change Room. The bedroom accommodation for the guests on this floor is as follows: Bedroom No. 12, Twin Room; Bedroom No. 14, Double Room; Bedroom No. 15, Twin Room; Bedroom No. 16, Twin Room; Bedroom No. 17, Twin Room; Bedroom No. 18, Double Room with Bathroom; Bedroom No. 19, Twin Room with Bathroom and Sitting Room; Bedroom No. 21, Double Room; Bedroom No. 22, Twin Room with Bathroom and Dressing Room; Bedroom No. 23, Twin Room; Bedroom No. 24, Single Room; Bedroom No. 25, Double Room; Bedroom No. 26, Twin Room; Bedroom No. 27, Twin Room; Bedroom No. 28, Twin Room; Bedroom No. 29, Double Room; Bedroom No. 30, Family Room comprising 1 double and 2 single beds and complete with Bathroom. All Bedrooms throughout this Floor have Hot and Cold Running Water connected and telephones installed. Ladies' Toilet and Bathing Block, constructed with terrazzo floor and tiled walls, consists of 2 toilet cubicles, enamel bath and wash hand basin. Gents' Toilet and Bathing facilities, 2 Bathrooms and 2 Toilet Cubicles, are constructed of terrazzo floor and tiled walls.

THIRD FLOOR has all passageways and staircases carpeted, and in addition to the Guest Bedrooms also has Storeroom and one Staff Room, being a single room with toilet cubicle and bathroom attached.

The Guests' Bedrooms on this Floor comprise Bedroom No. 31, Twin Room; Bedroom No. 32, Twin Room; Bedroom No. 33, 3 Single Beds; Bedroom No. 34, Single Room; Bedroom No. 35, Single

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Room; Bedroom No. 36, Single Room; Bedroom No. 37, Single Room; Bedroom No. 38, Twin Room; Bedroom No. 39, Single Room; Bedroom No. 40, Single Room; Bedroom No. 41, Twin Room with Bathroom; Bedroom No. 43, 3 Single Beds; Bedroom No. 45, Twin Room; Bedroom No. 46, Twin Room; Bedroom No. 47, Single Room. All Bedrooms throughout this floor have Hot and Cold Running Water connected and Telephones installed. The Ladies' Toilet and Bathing facilities comprise 2 toilet cubicles and 1 bathroom. Gents' Toilet and Bathing facilities comprise 2 Bathrooms and 2 toilet cubicles.

FOURTH FLOOR OR ROOF GARDEN — PARTY LAND: Leaving the elevator, the passageway opens on to a Reception Room with Wall to Wall Carpet and seating accommodation for 50 guests. Ladies' and Gents' Retiring Rooms adjoin this reception room.

BALLROOM comprising panelled walls and seating accommodation for 120, with greater capacity for buffets. The Ballroom is equipped with an Orchestra Dais and small Dressing Room, and opens to the open roof Beer Garden by way of 3 sets of double glass doors. Bar Servery situated immediately behind the ballroom is well equipped throughout, with refrigeration, glass washing machine, etc. Kitchen adjoins the Servery with direct access to the Ballroom by way of a sliding door, and is equipped with double oven gas range and all necessary kitchen appliances.

THE ROOFGARDEN is without a doubt known as one of the most popular party rendezvous in the City proper, and the view from the roofgarden would be unequalled in any other part of the City, and in the evening the metropolis appears as a fairyland of light.

FURNITURE AND PLANT:

The Furniture and Plant throughout the premises is in excellent order and condition and all plant has recently been overhauled and replaced with new equipment where necessary. The plant includes —

Public Bar: 2 only Stainless Steel 2-door Holding Cabinets, each fitted with 2 taps, 2 Bottle Bins, 2 double Temprites, 2 Glass Washing Machines each with independent units, 2 single drawer Cash Registers, 1 double drawer Cash Register.

Saloon Bar and Bottle Department: Sectionalised 20 door stainless steel Bottle Cabinet, 2 double Temprites complete, Glass Washing Machine, 4 single drawer Cash Registers, Fluorescent Lighting, Ceiling Fan and Exhaust Fan.

Reception Desk and Office: 2 single drawer Cash Registers and Public Address System.

Bulk Beer Supply: Cold Room situated between Saloon and Public Bars for beer reticulation. Cold Room recently installed in new section.

Beer Servery 1st Floor: 4 door stainless steel Bottle Cabinet and Holding Cabinet, single drawer Cash Register.

Beer Servery to Ballroom: 7 door Bottle Bin Refrigerator, Cash Register, Glass Washing Machine.

Kitchen: 5 door Stainless steel Refrigerator, 2 only 4-door Refrigerators, stainless steel Bain Marie, large 3 oven Gas Range, "Metters" gas Quick Grill, "Carmichael" 2 compartment Fat Boiler, 1 gas Hot Plate, 1 gas Chicken Boiler, Coffee Urn and gas Cafe Boiler, stainless steel hot press, stainless steel Washing Up Unit.

Dining Room: All furnishings and equipment through the entire dining room have recently been installed, and are in excellent order and condition. All furniture, Chattels and Effects contained throughout the premises are in good order and full and detailed list of these items and all plant contained on the premises are set forth in an inventory, a copy of which is obtainable from the Auctioneers.

RATES AND VALUER-GENERAL'S VALUATION:

The rates of the entire premises including the Hotel and the vacant brick building are assessed under Assessment Brisbane 108, and the nett rates for the year ended 30th June 1959 were £1,775/2/6. The Valuer General's valuation of the land is £36,300.

INSURANCE:

Fire Insurance including Storm and Tempest is as follows:

	Cover	Premium
Hotel Building	£125,000	
Plus Removal of Debris	5,000	
	<hr/>	
Vacant Brick Building (including removal of Debris)	£130,000	£466 6 8
Plant and Equipment, Furniture and Fittings	35,000	120 12 8
Refrigeration Equipment	12,000	48 12 0
Stock	4,000	16 18 6
	3,000	11 18 2
	<hr/>	<hr/>
	£184,000	£664 8 0

In addition to these policies there are Public Risk and Plate Glass Policies.

TARIFF:

Single	£2/2/- per day Bed & Breakfast
Double	£4/4/- per day Bed & Breakfast
Rooms with Bathroom extra — 24 Hours Service —	All meals A La Carte

LICENSE FEE:

License Fees paid for the last three periods are as follows: 1956/57 £1329/6/5; 1957/58 £1300/10/5; 1958/59 £1,013/0/10. It is pointed out that the present freeholders took possession of this Hotel on 13th October last, and their liquor purchases from 13th October 1958 to 30th June 1959 total £27,196, and these added to the liquor purchases from 1st July 1958 to 13th October 1958, a period when the Hotel was conducted by a manager, £5,495/1/7, give total liquor purchases for the year of £32,691/1/7. It can be readily seen from these purchases that since the Hotel has been conducted by a freeholder in possession, with personal supervision, renovations and added attractions, that the liquor purchases have substantially increased and are still increasing.

TRADING FIGURES:

For period of 36 weeks — 13th October 1958 to 30th June 1959.

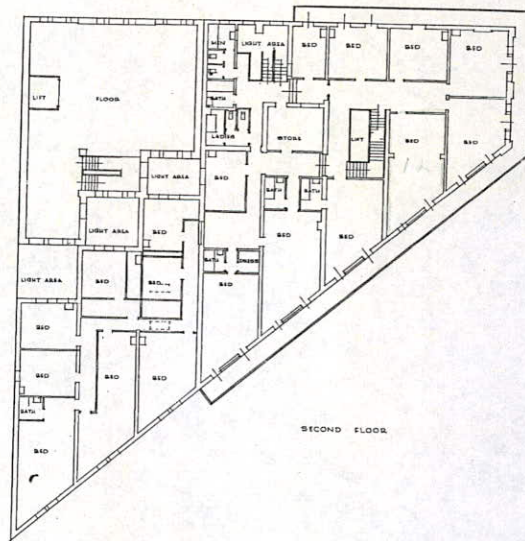
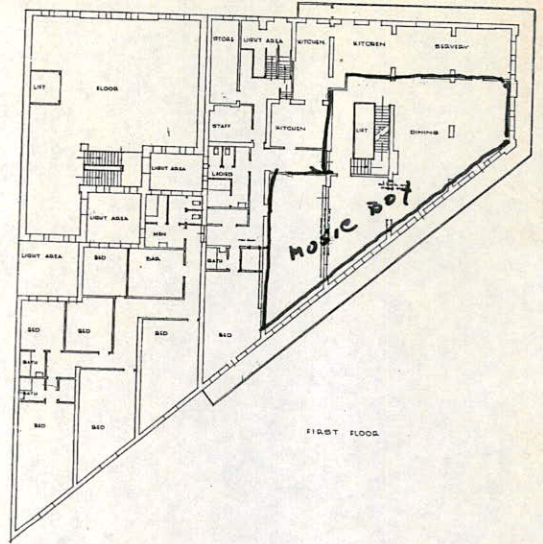
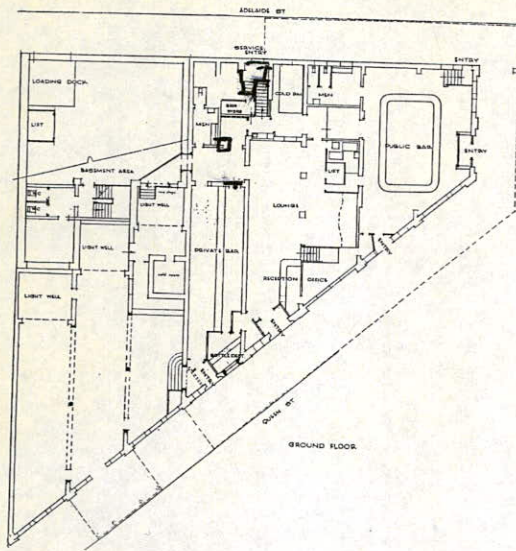
House	£32,340 13 10
Bars and Bottle Dept.	39,889 13 4
Cigarettes and Tobacco	3,279 13 0
	<hr/>
	£75,510 0 2

Average for 36 weeks £2,097/10/0 per week.

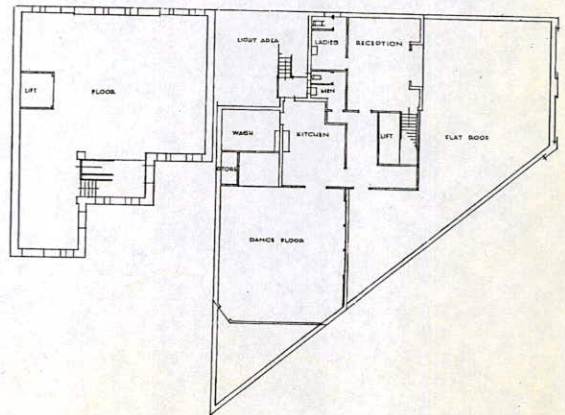
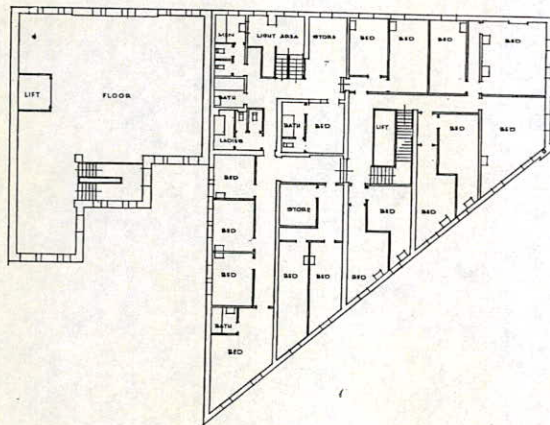
During the last 4 months with the remodelling of this hotel providing better facilities the trading figures have been substantially increased and are still increasing. This is evident by heavy bookings for private functions and the marked increase in trade in relationship to Dining Room and Smorgasbord. Furthermore, upon completion of the new Lounge and Cabaret section fronting Queen Street an assured increase in trade of approximately £1000 per week could be conservatively obtained.

There are no outstanding requisitions from The Queensland Licensing Commission, Health Authority or any other Public Authority in respect of the demised premises that have to be completed by any purchaser.

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Floor Plans of the "National"



ROYAL COMMISSION 1963
EXHIBIT No. 17
TENDERED BY *Pangloss & Co.*





Vacant 5 storey brick building fronting Adelaide Street

This section of the property can be resurveyed and sold as a separate unit should the Purchaser of the entire property so desire.

Vacant premises in the heart of the City Proper of Brisbane are unavailable, and this section of the property gives unlimited potentialities to the Purchaser.

BUILDING comprises a 5 storey brick building unoccupied at the present time with a floor area to each floor of approximately 2500 sq. ft., and a goods lift is installed in the premises for the service of each floor.

This building can be readily remodelled to form part of the existing Hotel and provide additional suites with first class accommodation if required. The roof garden of these premises, by virtue of its high commanding position, could be transformed into the most elaborate pent house in the City of Brisbane.

BRISBANE

"CITY IN THE SUN"

Recently the Lord Mayor of Brisbane described this fine capital in the following manner:—

"Brisbane is the capital city and the principal port of Queensland. It is the third city of Australia.

In a fast developing State, Brisbane is the financial and distributing centre for a hinterland endowed with fine pastures, prolific agricultural areas and much mineral wealth, the potential of which has been, as yet, only lightly tapped. From the Port of Brisbane trade and commerce flow to all corners of the globe.

The glorious winter climate brings to our City many thousands of tourists who make it their headquarters for trips to the mountains of the Lamington National Park, to our southern and northern beaches, and to the beautiful, fertile uplands of the Darling Downs.

A city of unexcelled potentialities — the centre of a vast State, richly endowed by Nature and strategically placed to play a major role in the commerce of the Pacific."

Brisbane is one of the fastest growing cities in the Commonwealth, and the city's population has risen from 330,000 in 1939 to 550,000 at the beginning of 1959. In this our centenary year of 1959, we look back to the period 100 years ago when the area of the city of Brisbane was 5½ square miles, and realise that in 1925 with the establishment of the Greater Brisbane Area the City's area became as at the present time 375 square miles. To-day, Brisbane in area is the largest city in the British Commonwealth and the second largest in the world.

The City of Brisbane throughout the tourist world is truly known as "The City in the Sun" being bathed in sunshine for 3000 hours per year, and enjoys a mild mean temperature of 68 degrees. The Brisbane River is without a doubt Brisbane's greatest natural asset, and carrying much of the commerce of the State has played a major part in the progress of this great City, and to-day has become the busiest river in the Commonwealth of Australia.

Eagle Farm Air Port, which has recently been expanded, is regarded as one of the largest and possibly the safest airport in the Commonwealth, and has recently been made a World Terminal. To-day, Brisbane is in direct contact with all capital cities of the world. From furthestmost points conference executives can reach Brisbane in a few days, from nearer points in a few hours.

At the present time, manufacturing industries in the City of Greater Brisbane have an annual gross output worth more than £A176,000,000, an increase of no less than 700 per cent. in the last 20 years. Salaries and wages paid to employees in industry reached nearly £A40,000,000 for the year ended 30th June 1958. Retail sales in the metropolitan area during the same period exceeded £130,000,000. Brisbane has sound claims to a greater development and expansion potential than any other city in the Antipodes, with a population growing at a rate in excess of 20,000 per annum and still with thousands of acres of expanding room to accommodate new residential areas and new factory areas, Brisbane's vigorous forward march is likely to continue for many generations to come. Such huge potential offers unlimited opportunities for investors both at home and overseas, which has become most evident with the establishment of Australia wide and world renowned companies recently in Brisbane.

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THE "NATIONAL"

The Hub of Brisbane



STRATEGIC CORNER - PETRIE BIGHT

Frontage to Queen Street, 202 ft., Adelaide Street, 132 ft.

The Site is situated midway between Fortitude Valley and North Quay, and every tram running from the Valley to the City proper, whether passing through Queen Street or Adelaide Street must pass the "National Corner."

In the immediate vicinity, to keep up with the progress of this City, an extensive Viaduct is to be formed between Queen Street and the entrance to the Story Bridge, and this must further enhance the strategic position of the "National Corner." In near proximity to this site, the new taxation building is being erected, and with 4000 employees the National Corner will provide for many of these a happy rendezvous.

From the Story Bridge, all visitors to Brisbane can readily see the "National Corner" standing out as one of Brisbane's famous landmarks.

The Owners of this valuable Freehold have been approached by Advertising Companies to make available for advertising mediums the Roof Garden of both buildings, and several thousand pounds annual revenue can be obtained from the rates appertaining to such advertising on these premises. This once more proves the potential pertaining to this strategic site known as the "National Corner."

THE "NATIONAL" HOTEL - BRISBANE

TOGETHER WITH VACANT BRICK BUILDING

To be offered by Public Auction in the Rooms of Messrs. A. V. Postle & Co.

116 ELIZABETH STREET, BRISBANE

TUESDAY, 15th SEPTEMBER 1959, at 11 a.m.

REAL PROPERTY DESCRIPTION

The subject land is described as Allotment 8 and Subdivision 2 of Allotment 7 of Section 51 being the whole of the land described in Certificates of Title Nos. 377595, Volume 1990, Folio 185, and 186329, Volume 1118, Folio 69, and set forth in Plan Catalogue No. 88472, containing a total area of 1 rood 1.1 perches.

TERMS OF SALE

£50,000 Deposit on possession being given and taken, the balance payable £2,600 per quarter principal and interest, the whole of the monies owing at the end of a period at a date 10 years from possession together with interest thereon shall become due and payable interest calculated from time to time and payable aforesaid at the rate of £6 per centum per annum quarterly rests.

Solicitors for the Vendor :

Messrs. O'Shea, Corser & Wadley, Bank of New South Wales Chambers, Queen Street, Brisbane.

REMARKS

Never before has such a valuable parcel of Real Estate, with immediate possession, situated in such a strategic position been offered for sale, and its potentialities as an Hotel or Commercial Premises are unlimited, and offered on such liberal finance arrangements, such potentialities would be unequalled elsewhere in the Commonwealth.

With the Compliments of -

A. V. POSTLE & CO.

HOTELBROKERS - AUCTIONEERS

116 ELIZABETH STREET, BRISBANE

PHONES: 2 3781, 2 3782, 2 6600

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Room; Bedroom No. 36, Single Room; Bedroom No. 37, Single Room; Bedroom No. 38, Twin Room; Bedroom No. 39, Single Room; Bedroom No. 40, Single Room; Bedroom No. 41, Twin Room with Bathroom; Bedroom No. 43, 3 Single Beds; Bedroom No. 45, Twin Room; Bedroom No. 46, Twin Room; Bedroom No. 47, Single Room. All Bedrooms throughout this floor have Hot and Cold Running Water connected and Telephones installed. The Ladies' Toilet and Bathing facilities comprise 2 toilet cubicles and 1 bathroom. Gents' Toilet and Bathing facilities comprise 2 Bathrooms and 2 toilet cubicles.

FOURTH FLOOR OR ROOF GARDEN — PARTY LAND: Leaving the elevator, the passageway opens on to a Reception Room with Wall to Wall Carpet and seating accommodation for 50 guests. Ladies' and Gents' Retiring Rooms adjoin this reception room.

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Reception Desk and Office: 2 single drawer Cash Registers and Public Address System.

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Beer Servery 1st Floor: 4 door stainless steel Bottle Cabinet and Holding Cabinet, single drawer Cash Register.

Beer Servery to Ballroom: 7 door Bottle Bin Refrigerator, Cash Register, Glass Washing Machine.

Kitchen: 5 door Stainless steel Refrigerator, 2 only 4-door Refrigerators, stainless steel Bain Marie, large 3 oven Gas Range, "Metters" gas Quick Grill, "Carmichael" 2 compartment Fat Boiler, 1 gas Hot Plate, 1 gas Chicken Boiler, Coffee Urn and gas Cafe Boiler, stainless steel hot press, stainless steel Washing Up Unit.

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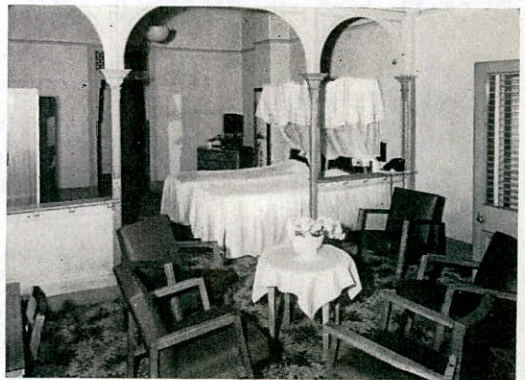
VIEW OF THE SALOON BAR



VIEW OF THE PUBLIC BAR



VIEW OF THE LOUNGE



VIEW OF A TWIN BEDROOM



VIEW OF THE ULTRA
MODERN DINING ROOM



VIEW OF THE ROOF GARDEN



VIEW OF THE BALLROOM



VIEW OF THE COFFEE LOUNGE

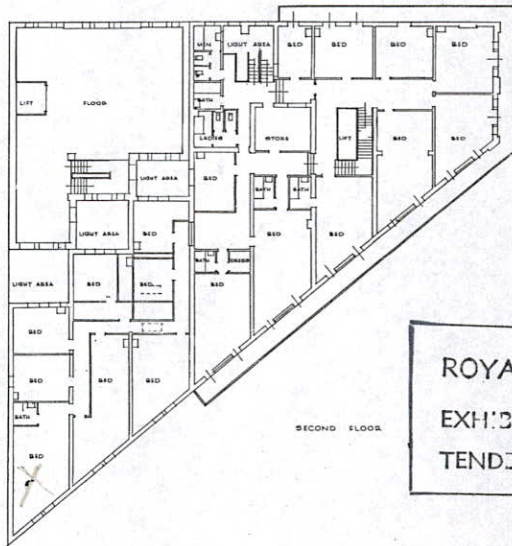
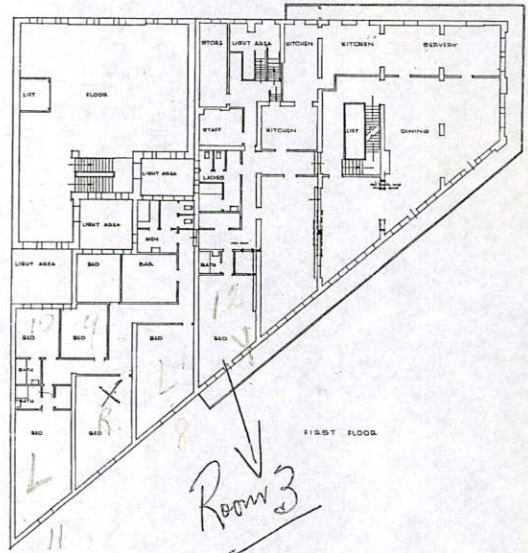
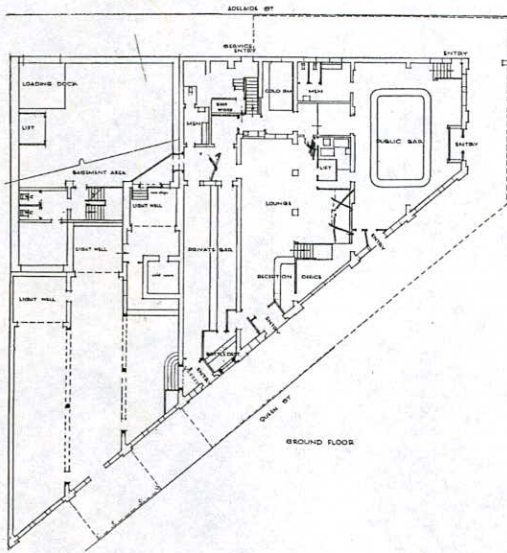


VIEW OF THE "WESTMINSTER" ROOM

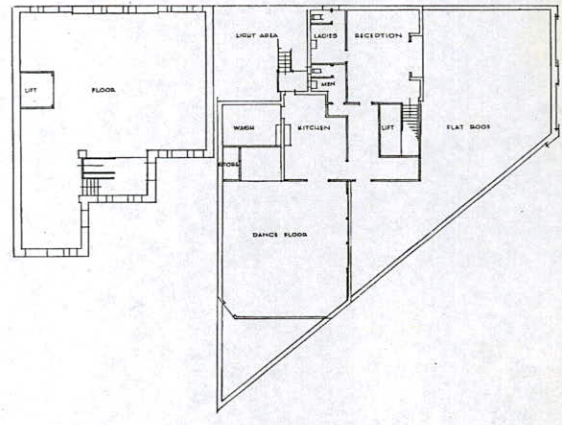
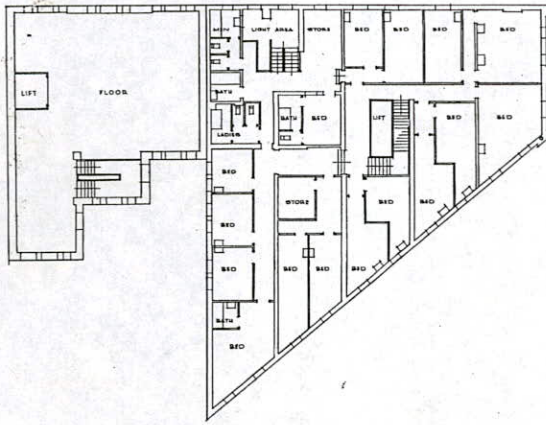
VIEW OF SMORGASBORD
HAPPY LUNCHTIME
RENDEZVOUS



Floor Plans of the "National"



ROYAL COMMISSION 1963
EXHIBIT No. 49
TENDERED BY Douglas D.C.





Vacant 5 storey brick building fronting Adelaide Street

This section of the property can be resurveyed and sold as a separate unit should the Purchaser of the entire property so desire.

Vacant premises in the heart of the City Proper of Brisbane are unavailable, and this section of the property gives unlimited potentialities to the Purchaser.

BUILDING comprises a 5 storey brick building unoccupied at the present time with a floor area to each floor of approximately 2500 sq. ft., and a goods lift is installed in the premises for the service of each floor.

This building can be readily remodelled to form part of the existing Hotel and provide additional suites with first class accommodation if required. The roof garden of these premises, by virtue of its high commanding position, could be transformed into the most elaborate pent house in the City of Brisbane.

BRISBANE

"CITY IN THE SUN"

Recently the Lord Mayor of Brisbane described this fine capital in the following manner :-

"Brisbane is the capital city and the principal port of Queensland. It is the third city of Australia.

In a fast developing State, Brisbane is the financial and distributing centre for a hinterland endowed with fine pastures, prolific agricultural areas and much mineral wealth, the potential of which has been, as yet, only lightly tapped. From the Port of Brisbane trade and commerce flow to all corners of the globe.

The glorious winter climate brings to our City many thousands of tourists who make it their headquarters for trips to the mountains of the Lamington National Park, to our southern and northern beaches, and to the beautiful, fertile uplands of the Darling Downs.

A city of unexcelled potentialities — the centre of a vast State, richly endowed by Nature and strategically placed to play a major role in the commerce of the Pacific."

Brisbane is one of the fastest growing cities in the Commonwealth, and the city's population has risen from 330,000 in 1939 to 550,000 at the beginning of 1959. In this our centenary year of 1959, we look back to the period 100 years ago when the area of the city of Brisbane was 5½ square miles, and realise that in 1925 with the establishment of the Greater Brisbane Area the City's area became as at the present time 375 square miles. To-day, Brisbane in area is the largest city in the British Commonwealth and the second largest in the world.

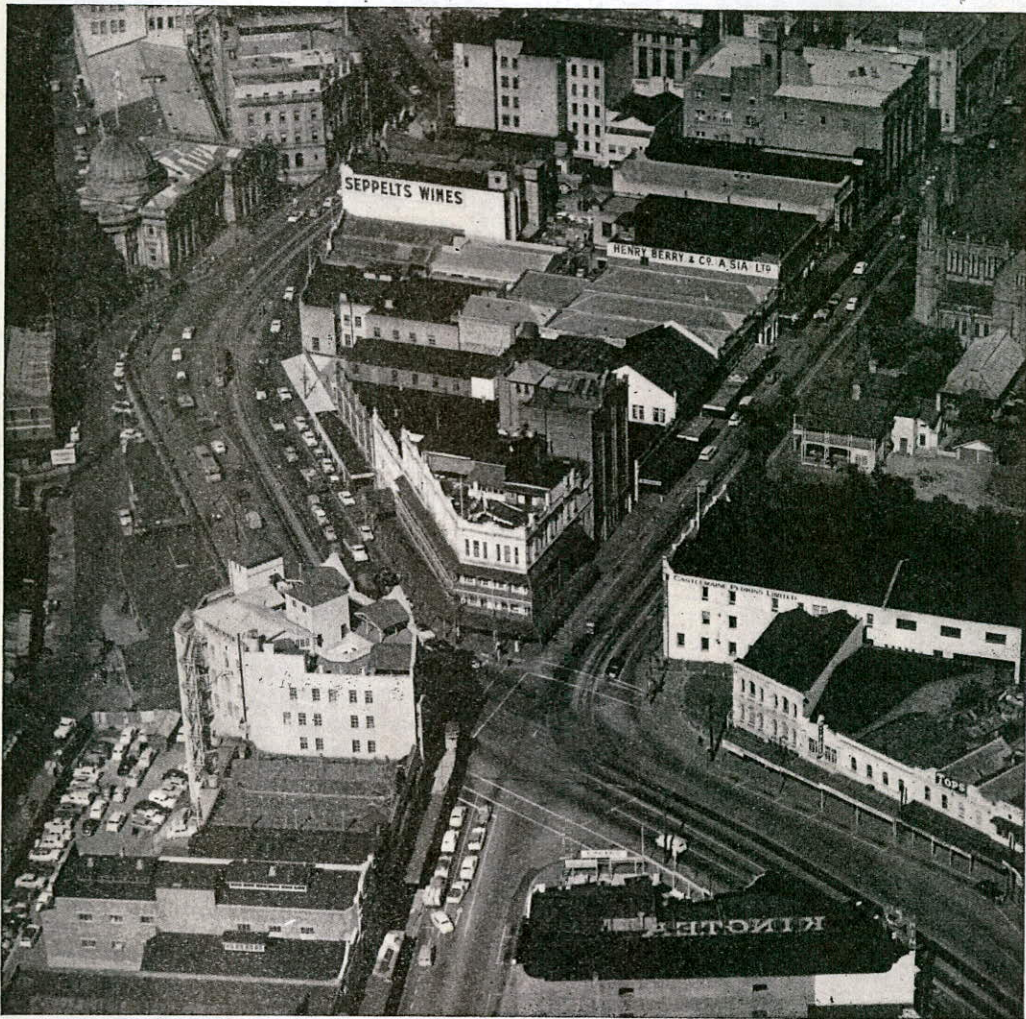
The City of Brisbane throughout the tourist world is truly known as "The City in the Sun" being bathed in sunshine for 3000 hours per year, and enjoys a mild mean temperature of 68 degrees. The Brisbane River is without a doubt Brisbane's greatest natural asset, and carrying much of the commerce of the State has played a major part in the progress of this great City, and to-day has become the busiest river in the Commonwealth of Australia.

Eagle Farm Air Port, which has recently been expanded, is regarded as one of the largest and possibly the safest airport in the Commonwealth, and has recently been made a World Terminal. To-day, Brisbane is in direct contact with all capital cities of the world. From furthestmost points conference executives can reach Brisbane in a few days, from nearer points in a few hours.

At the present time, manufacturing industries in the City of Greater Brisbane have an annual gross output worth more than £A176,000,000, an increase of no less than 700 per cent. in the last 20 years. Salaries and wages paid to employees in industry reached nearly £A40,000,000 for the year ended 30th June 1958. Retail sales in the metropolitan area during the same period exceeded £130,000,000. Brisbane has sound claims to a greater development and expansion potential than any other city in the Antipodes, with a population growing at a rate in excess of 20,000 per annum and still with thousands of acres of expanding room to accommodate new residential areas and new factory areas, Brisbane's vigorous forward march is likely to continue for many generations to come. Such huge potential offers unlimited opportunities for investors both at home and overseas, which has become most evident with the establishment of Australia wide and world renowned companies recently in Brisbane.

THE "NATIONAL"

The Hub of Brisbane



STRATEGIC CORNER - PETRIE BIGHT

Frontage to Queen Street, 202 ft., Adelaide Street, 132 ft.

The Site is situate midway between Fortitude Valley and North Quay, and every tram running from the Valley to the City proper, whether passing through Queen Street or Adelaide Street must pass the "National Corner."

In the immediate vicinity, to keep up with the progress of this City, an extensive Viaduct is to be formed between Queen Street and the entrance to the Story Bridge, and this must further enhance the strategic position of the "National Corner." In near proximity to this site, the new taxation building is being erected, and with 4000 employees the National Corner will provide for many of these a happy rendezvous.

From the Story Bridge, all visitors to Brisbane can readily see the "National Corner" standing out as one of Brisbane's famous landmarks.

The Owners of this valuable Freehold have been approached by Advertising Companies to make available for advertising mediums the Roof Garden of both buildings, and several thousand pounds annual revenue can be obtained from the rates appertaining to such advertising on these premises. This once more proves the potential pertaining to this strategic site known as the "National Corner."

THE "NATIONAL" HOTEL - BRISBANE

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TOGETHER WITH VACANT BRICK BUILDING

To be offered by Public Auction in the Rooms of Messrs. A. V. Postle & Co.

116 ELIZABETH STREET, BRISBANE

TUESDAY, 15th SEPTEMBER 1959, at 11 a.m.

REAL PROPERTY DESCRIPTION

The subject land is described as Allotment 8 and Subdivision 2 of Allotment 7 of Section 51 being the whole of the land described in Certificates of Title Nos. 377595, Volume 1990, Folio 185, and 186329, Volume 1118, Folio 69, and set forth in Plan Catalogue No. 88472, containing a total area of 1 rood 1.1 perches.

TERMS OF SALE

£50,000 Deposit on possession being given and taken, the balance payable £2,600 per quarter principal and interest, the whole of the monies owing at the end of a period at a date 10 years from possession together with interest thereon shall become due and payable interest calculated from time to time and payable aforesaid at the rate of £6 per centum per annum quarterly rests.

Solicitors for the Vendor :

Messrs. O'Shea, Corser & Wadley, Bank of New South Wales Chambers, Queen Street, Brisbane.

REMARKS

Never before has such a valuable parcel of Real Estate, with immediate possession, situated in such a strategic position been offered for sale, and its potentialities as an Hotel or Commercial Premises are unlimited, and offered on such liberal finance arrangements, such potentialities would be unequalled elsewhere in the Commonwealth.

With the Compliments of —

A. V. POSTLE & CO.

HOTELBROKERS — AUCTIONEERS

116 ELIZABETH STREET, BRISBANE

PHONES: 2 3781, 2 3782, 2 6600

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AUCTION SALE

during

QUEENSLAND'S CENTENARY FESTIVITIES, 1959

AN HISTORICAL PERIOD TO MARK THE PROGRESS OF THIS STATE, WHEN WE PROUDLY SUBMIT

ONE OF BRISBANE'S MOST VALUABLE LAND MARKS

THE "NATIONAL" HOTEL

SITUATE CNR. QUEEN AND ADELAIDE STS., PETRIE BIGHT

Together with vacant 5 storey Brick Building fronting Adelaide Street



To be offered by Public Auction as a whole
*together with all Furniture, Plant, Chattels and Effects, the Licensed Victualler's Licence and the Goodwill
of the Business as a going concern with Immediate Possession.*

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2 3781

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2 6600

HOTEL BROKERS — AUCTIONEERS

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THE "NATIONAL" HOTEL, CORNER QUEEN AND

SITUATION:

This Hotel commands one of the most strategic positions in the City proper, having approximately 202' frontage to Queen Street, and 132' frontage to Adelaide Street. The situation of this Hotel, without a doubt, is THE MAIN HUB OF BRISBANE.

IMPROVEMENTS:

The improvements cover the entire area of land and comprise a substantial four storey brick building, the main hotel, in good order and condition throughout, the exterior of which has recently been repainted, and extensive remodelling has been carried out throughout the interior.

THE GROUND FLOOR comprises an attractive entrance Foyer from Queen Street leading to the reception desk and office, which is well equipped with Public Address System, Telephone Switch, Cash Register and full office equipment. There is also a Public Telephone booth.

Adjoining is the main Public Lounge, which has silky oak panelled walls to 7', beamed ceiling and seating accommodation for 85 people and attractively fitted with wall to wall carpets and dignified furnishings. In this Lounge the daily Smorgasbord serves up to 120, and this has certainly proved to be one of the most popular lunchtime rendezvous for business men and women. From the Lounge a Lift services all floors.

The Public Bar, situate on the corner of the Building, with access from both streets, has abundant natural lighting and unrestricted natural ventilation, and is constructed of natural silky oak panelled walls to 5', papered and plastered to ceiling, tiled floor, and fluorescent lighting throughout. The Bar itself is a large island silky oak bar, and the interior of this Bar has recently been redecorated. The equipment throughout this Bar has recently been installed, and is in excellent order and condition.

The Gents' Toilet Block which serves the Public Bar has a terrazzo floor and tiled walls, and consists of a four stall porcelain urinal, two toilet cubicles, and a wash hand basin.

The Cold Room is installed between the Public Bar and the Saloon Bar, and this cold room is used entirely for the beer reticulation of both bars. Directly beneath the Public Bar is a commodious cellar, and this is used as an extensive storeroom for bottled liquors, houses the refrigeration units and the main electricity switchboard panel, with a trap door to Queen Street.

The Saloon Bar is of an attractive design and throughout the years has become known as a happy rendezvous of business men, with its comfortable and relaxed surroundings. This Bar is constructed of Silky Oak panelled walls to 6' and is plastered and papered, terrazzo floor throughout, with mirrored back to the full extent of the wall behind the bar counter, with extensive display shelves, the full length of the wall. The Bar Counter is silky oak, and is approximately 40' long. This Bar is equipped with fluorescent lighting, ceiling fans and exhaust fans. Plant and equipment has recently been installed, and is in excellent order and condition. Adjoining the Saloon Bar and served by its staff is the Bottle Department fronting Queen Street, with an attractive counter with striated facing, a silky oak grille and attractive shelving throughout. This Bottle Department has only recently been installed.

Also adjoining the Saloon Bar is the bulk beer Storeroom, which is easily accessible from the Adelaide Street entrance. Adjacent to this room is the "Donkey" Hot Water System, which supplies the entire Hotel, also the Gents' Toilet Block constructed of tiled walls, terrazzo floor, consisting of a three stall urinal, one toilet cubicle and one wash hand basin.

The unoccupied section of the ground floor adjacent to the main entrance foyer has been approved to provide an expansive cabaret and dance floor that will seat and accommodate approximately 800 people, and enquiries have been made by numerous bodies seeking bookings of this section of the Hotel upon its completion for ballroom and social activities, so it can be clearly seen the demand that exists for this type of accommodation. An extensive cold room has already been fitted to this section of the premises.

ADELAIDE STREETS, PETRIE BIGHT, BRISBANE

FIRST FLOOR comprises ultra modern dining room recently remodelled and refitted with contemporary tonings throughout. New wall to wall carpet has been installed, and one wall is fully mirrored. Large floor to ceiling windows fronting Queen Street give abundant natural lighting and unrestricted views of the river. Seating accommodation is for 90 guests. The adjoining COFFEE ROOM has also been remodelled, with contemporary tonings and wall to wall carpet and floor to ceiling windows. A Grand Piano and microphones furnish the dance floor section. A foyer is situated immediately at the entrance to the dining room.

WESTMINSTER ROOM: This modern reception room has recently been installed and redecorated with contemporary tonings, rich wall to wall carpet, and has been extensively used for private functions, having a seating capacity for approximately 40 guests.

BEER SERVERY: This servery is installed for the service of guests in the dining room, coffee lounge, Westminster Room, and all guests throughout the house section of the premises. It is particularly well equipped, with refrigeration and plant and extensive racks for the storage of champagne and liquors.

KITCHEN AND SERVERY adjoins the Dining Room section of this floor, is very spacious and has natural light and ventilation throughout. Forming part of the kitchen and servery are the sections known as the Salad Servery, Smorgasroom, and Kitchen Pantry. The entire section of the kitchen and serveries is particularly well equipped with refrigeration and kitchen appliances. On this floor, all passageways and staircases are carpeted. Also on this floor is the Private Suite and Office.

Accommodation for guests on this floor, comprises: Room No. 8, Family Room, comprising 1 double and 1 single bed; Room No. 9, Twin Bedroom; Room No. 10, Double Bedroom with private Bathroom; Room No. 11, Family Room of 4 Single Beds with private Shower Room and Dressing Room fitted with large built-in Wardrobe. All Bedrooms have Hot and Cold running water connected, and telephones installed.

Ladies' Toilet and Bathroom Block is constructed of tiled walls and tiled floor, and consists of two toilet cubicles, one bathroom with built-in bath and hand basin.

Gents' Toilet and Bathroom Block is constructed of tiled walls and tiled floor and consists of 2 stall porcelain urinal, 2 toilet cubicles, hand wash basin and bathroom with built-in bath.

SECOND FLOOR: All Stairways and Passages throughout this floor are covered with Wall to Wall Carpet or Feltex. This floor is entirely occupied as accommodation for Guests, and in addition to such accommodation there is a Linen Room extensively shelved for storage, and a Staff Change Room. The bedroom accommodation for the guests on this floor is as follows: Bedroom No. 12, Twin Room; Bedroom No. 14, Double Room; Bedroom No. 15, Twin Room; Bedroom No. 16, Twin Room; Bedroom No. 17, Twin Room; Bedroom No. 18, Double Room with Bathroom; Bedroom No. 19, Twin Room with Bathroom and Sitting Room; Bedroom No. 21, Double Room; Bedroom No. 22, Twin Room with Bathroom and Dressing Room; Bedroom No. 23, Twin Room; Bedroom No. 24, Single Room; Bedroom No. 25, Double Room; Bedroom No. 26, Twin Room; Bedroom No. 27, Twin Room; Bedroom No. 28, Twin Room; Bedroom No. 29, Double Room; Bedroom No. 30, Family Room comprising 1 double and 2 single beds and complete with Bathroom. All Bedrooms throughout this Floor have Hot and Cold Running Water connected and telephones installed. Ladies' Toilet and Bathing Block, constructed with terrazzo floor and tiled walls, consists of 2 toilet cubicles, enamel bath and wash hand basin. Gents' Toilet and Bathing facilities, 2 Bathrooms and 2 Toilet Cubicles, are constructed of terrazzo floor and tiled walls.

THIRD FLOOR has all passageways and staircases carpeted, and in addition to the Guest Bedrooms also has Storeroom and one Staff Room, being a single room with toilet cubicle and bathroom attached.

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RTI 160380 - page 28

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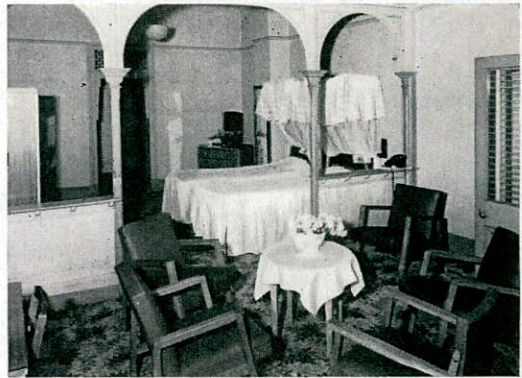
VIEW OF THE SALOON BAR



VIEW OF THE PUBLIC BAR



VIEW OF THE LOUNGE

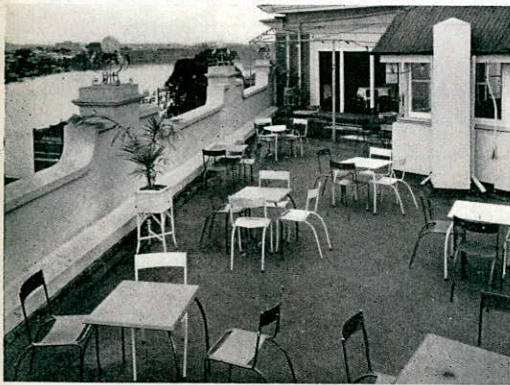


VIEW OF A TWIN BEDROOM

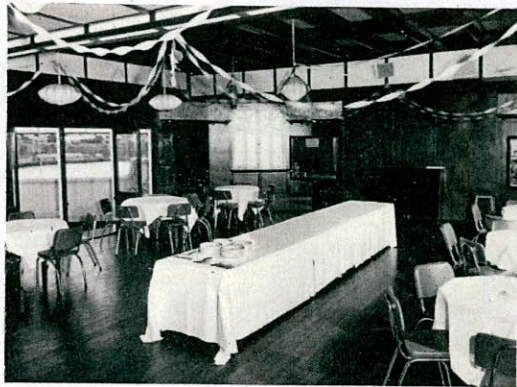


VIEW OF THE ULTRA
MODERN DINING ROOM

ATIONAL"



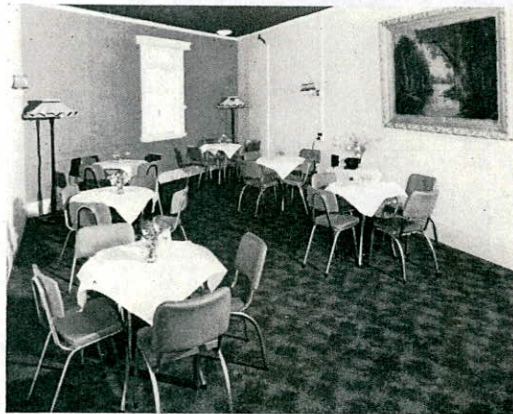
VIEW OF THE ROOF GARDEN



VIEW OF THE BALLROOM



VIEW OF THE COFFEE LOUNGE

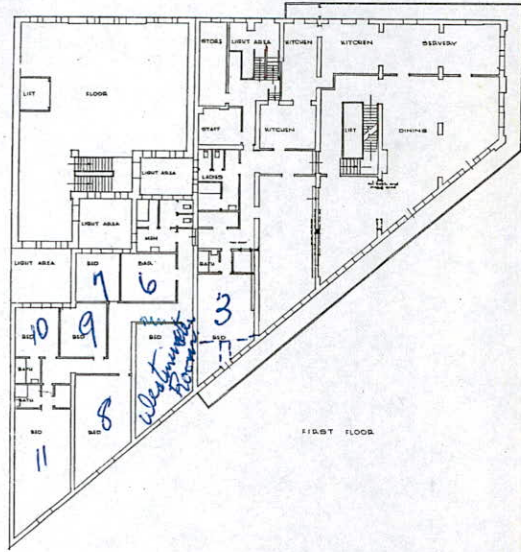
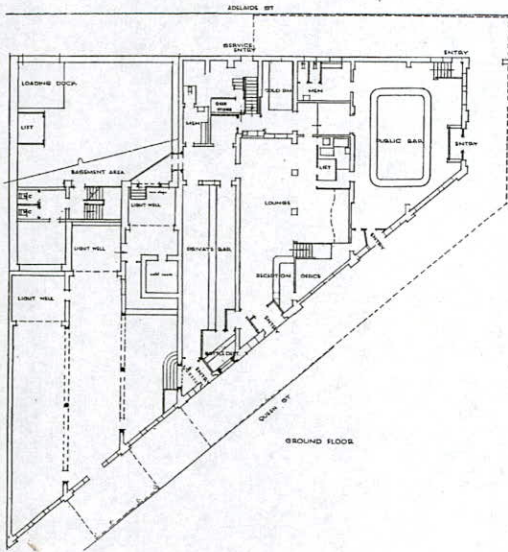


VIEW OF THE "WESTMINSTER" ROOM

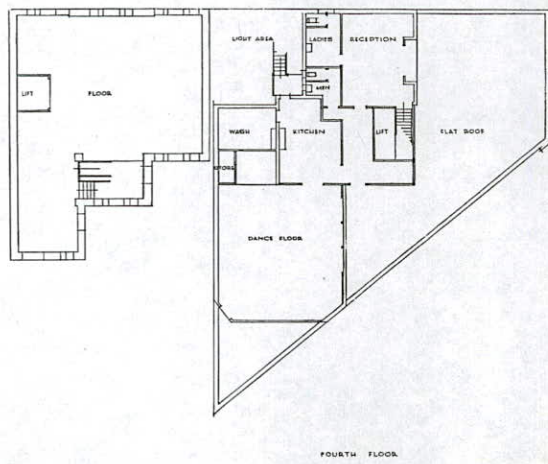
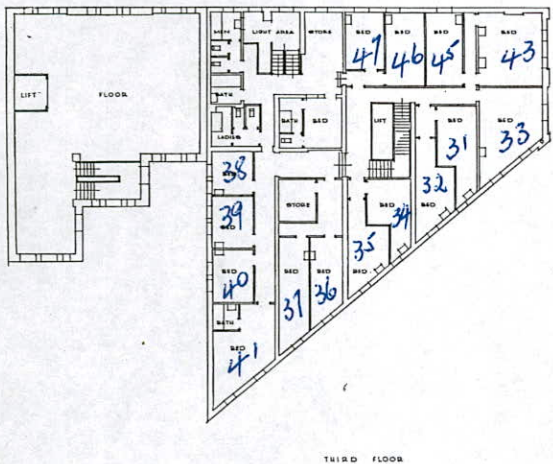
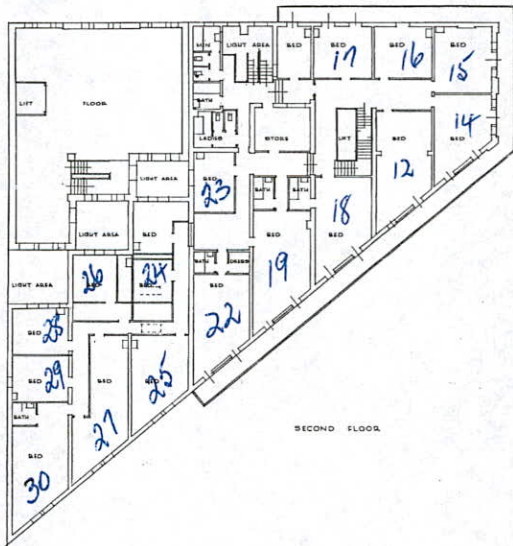
VIEW OF SMORGASBORD
HAPPY LUNCHTIME
RENDEZVOUS



RTI 160380 - page 32
Floor Plans of the "National"



ROYAL COMMISSION 1993
 EXHIBIT No. 83
 TENDERED BY *A. Gill*





Vacant 5 storey brick building fronting Adelaide Street

This section of the property can be resurveyed and sold as a separate unit should the Purchaser of the entire property so desire.

Vacant premises in the heart of the City Proper of Brisbane are unavailable, and this section of the property gives unlimited potentialities to the Purchaser.

BUILDING comprises a 5 storey brick building unoccupied at the present time with a floor area to each floor of approximately 2500 sq. ft., and a goods lift is installed in the premises for the service of each floor.

This building can be readily remodelled to form part of the existing Hotel and provide additional suites with first class accommodation if required. The roof garden of these premises, by virtue of its high commanding position, could be transformed into the most elaborate pent house in the City of Brisbane.

BRISBANE

"CITY IN THE SUN"

Recently the Lord Mayor of Brisbane described this fine capital in the following manner:—

"Brisbane is the capital city and the principal port of Queensland. It is the third city of Australia.

In a fast developing State, Brisbane is the financial and distributing centre for a hinterland endowed with fine pastures, prolific agricultural areas and much mineral wealth, the potential of which has been, as yet, only lightly tapped. From the Port of Brisbane trade and commerce flow to all corners of the globe.

The glorious winter climate brings to our City many thousands of tourists who make it their headquarters for trips to the mountains of the Lamington National Park, to our southern and northern beaches, and to the beautiful, fertile uplands of the Darling Downs.

A city of unexcelled potentialities — the centre of a vast State, richly endowed by Nature and strategically placed to play a major role in the commerce of the Pacific."

Brisbane is one of the fastest growing cities in the Commonwealth, and the city's population has risen from 330,000 in 1939 to 550,000 at the beginning of 1959. In this our centenary year of 1959, we look back to the period 100 years ago when the area of the city of Brisbane was 5½ square miles, and realise that in 1925 with the establishment of the Greater Brisbane Area the City's area became as at the present time 375 square miles. To-day, Brisbane in area is the largest city in the British Commonwealth and the second largest in the world.

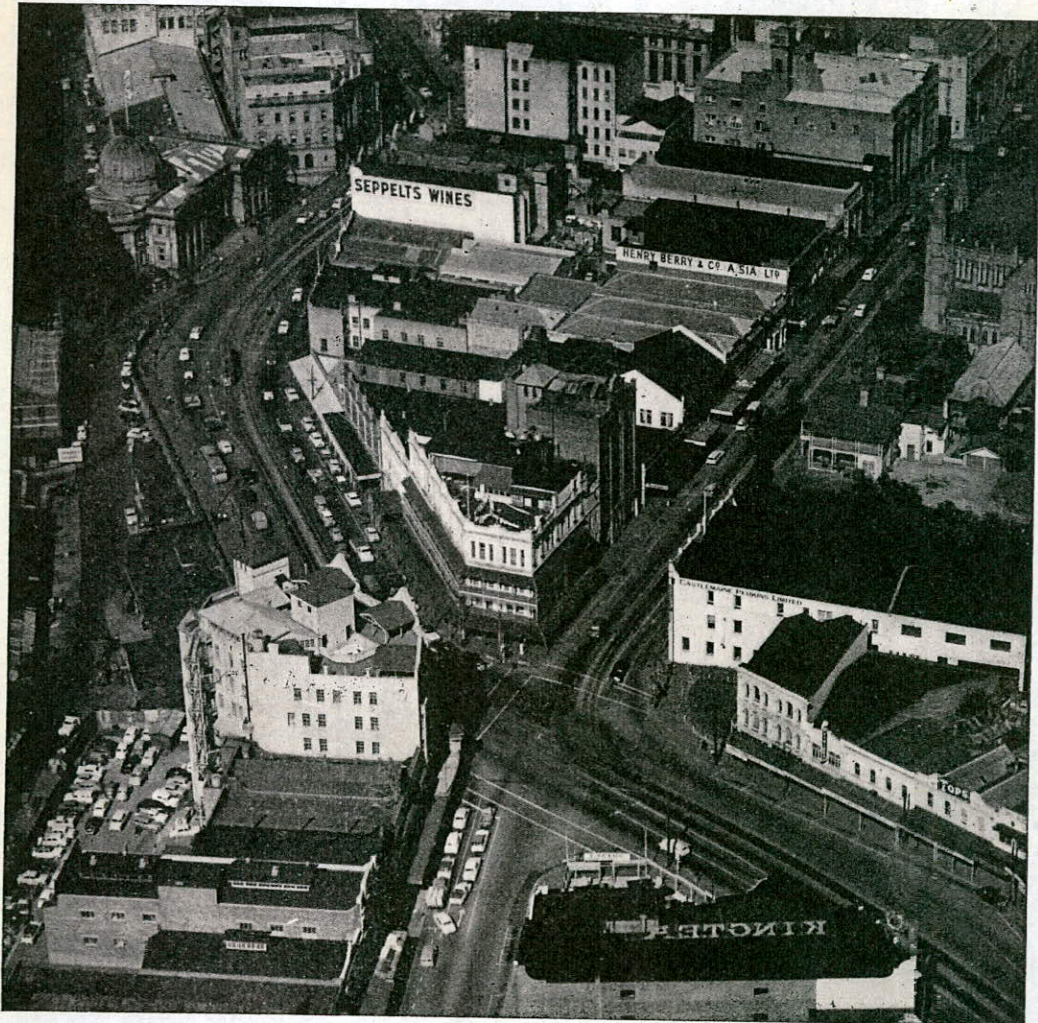
The City of Brisbane throughout the tourist world is truly known as "The City in the Sun" being bathed in sunshine for 3000 hours per year, and enjoys a mild mean temperature of 68 degrees. The Brisbane River is without a doubt Brisbane's greatest natural asset, and carrying much of the commerce of the State has played a major part in the progress of this great City, and to-day has become the busiest river in the Commonwealth of Australia.

Eagle Farm Air Port, which has recently been expanded, is regarded as one of the largest and possibly the safest airport in the Commonwealth, and has recently been made a World Terminal. To-day, Brisbane is in direct contact with all capital cities of the world. From furthestmost points conference executives can reach Brisbane in a few days, from nearer points in a few hours.

At the present time, manufacturing industries in the City of Greater Brisbane have an annual gross output worth more than £A176,000,000, an increase of no less than 700 per cent. in the last 20 years. Salaries and wages paid to employees in industry reached nearly £A40,000,000 for the year ended 30th June 1958. Retail sales in the metropolitan area during the same period exceeded £130,000,000. Brisbane has sound claims to a greater development and expansion potential than any other city in the Antipodes, with a population growing at a rate in excess of 20,000 per annum and still with thousands of acres of expanding room to accommodate new residential areas and new factory areas, Brisbane's vigorous forward march is likely to continue for many generations to come. Such huge potential offers unlimited opportunities for investors both at home and overseas, which has become most evident with the establishment of Australia wide and world renowned companies recently in Brisbane.

THE "NATIONAL"

The Hub of Brisbane



STRATEGIC CORNER - PETRIE BIGHT

Frontage to Queen Street, 202 ft., Adelaide Street, 132 ft.

The Site is situate midway between Fortitude Valley and North Quay, and every tram running from the Valley to the City proper, whether passing through Queen Street or Adelaide Street must pass the "National Corner."

In the immediate vicinity, to keep up with the progress of this City, an extensive Viaduct is to be formed between Queen Street and the entrance to the Story Bridge, and this must further enhance the strategic position of the "National Corner." In near proximity to this site, the new taxation building is being erected, and with 4000 employees the National Corner will provide for many of these a happy rendezvous.

From the Story Bridge, all visitors to Brisbane can readily see the "National Corner" standing out as one of Brisbane's famous landmarks.

The Owners of this valuable Freehold have been approached by Advertising Companies to make available for advertising mediums the Roof Garden of both buildings, and several thousand pounds annual revenue can be obtained from the rates appertaining to such advertising on these premises. This once more proves the potential pertaining to this strategic site known as the "National Corner."

THE "NATIONAL HOTEL" - BRISBANE

TOGETHER WITH VACANT BRICK BUILDING

To be offered by Public Auction in the Rooms of Messrs. A. V. Postle & Co.

116 ELIZABETH STREET, BRISBANE

TUESDAY, 15th SEPTEMBER 1959, at 11 a.m.

REAL PROPERTY DESCRIPTION

The subject land is described as Allotment 8 and Subdivision 2 of Allotment 7 of Section 51 being the whole of the land described in Certificates of Title Nos. 377595, Volume 1990, Folio 185, and 186329, Volume 1118, Folio 69, and set forth in Plan Catalogue No. 88472, containing a total area of 1 rood 1.1 perches.

TERMS OF SALE

£50,000 Deposit on possession being given and taken, the balance payable £2,600 per quarter principal and interest, the whole of the monies owing at the end of a period at a date 10 years from possession together with interest thereon shall become due and payable interest calculated from time to time and payable aforesaid at the rate of £6 per centum per annum quarterly rests.

Solicitors for the Vendor :

Messrs. O'Shea, Corser & Wadley, Bank of New South Wales Chambers, Queen Street, Brisbane.

REMARKS

Never before has such a valuable parcel of Real Estate, with immediate possession, situated in such a strategic position been offered for sale, and its potentialities as an Hotel or Commercial Premises are unlimited, and offered on such liberal finance arrangements, such potentialities would be unequalled elsewhere in the Commonwealth.

With the Compliments of —

A. V. POSTLE & CO.

HOTELBROKERS — AUCTIONEERS

116 ELIZABETH STREET, BRISBANE

PHONES: 2 3781, 2 3782, 2 6600