

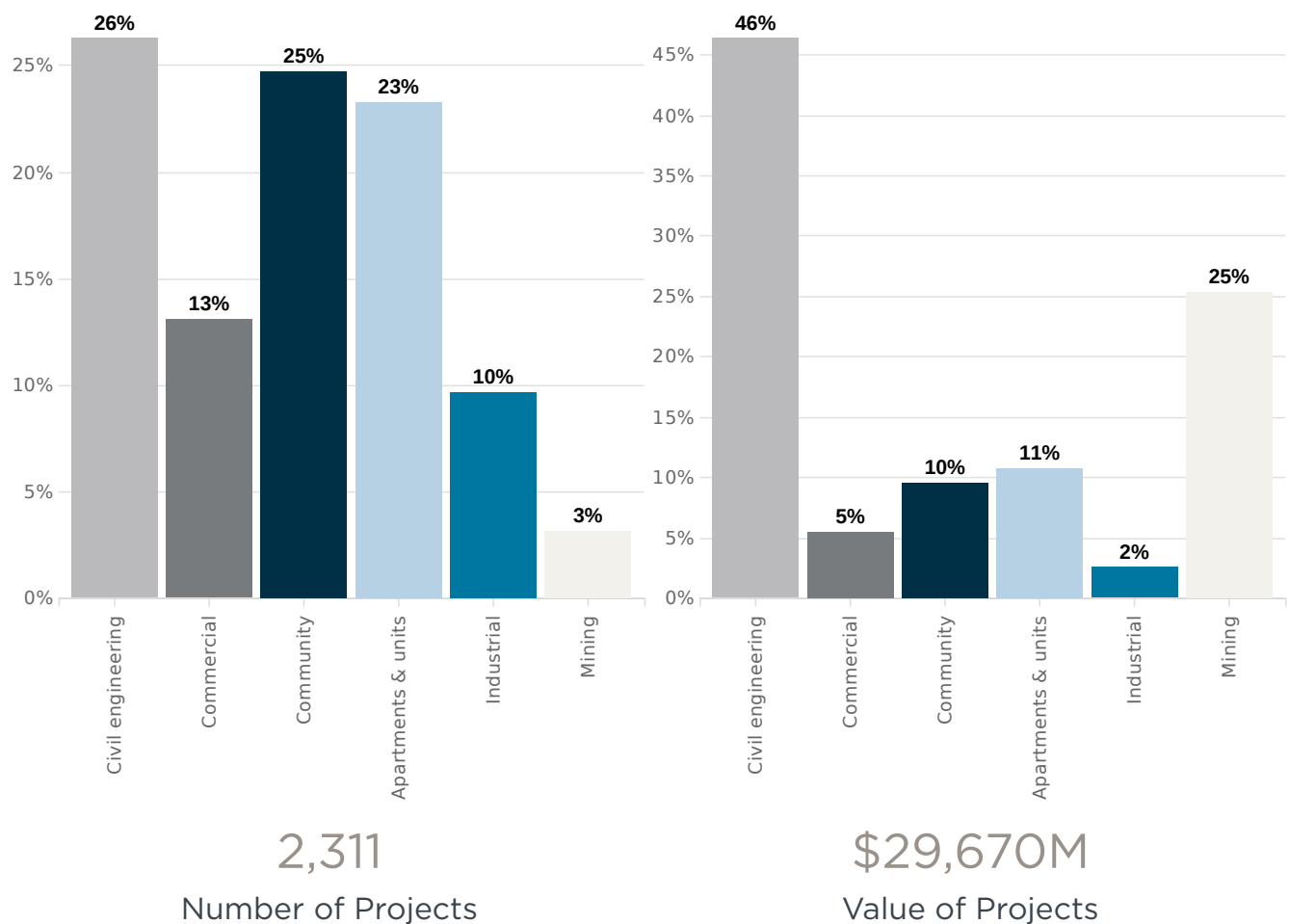
Cordell Construction Monthly

November 2018



Pipeline - Australia

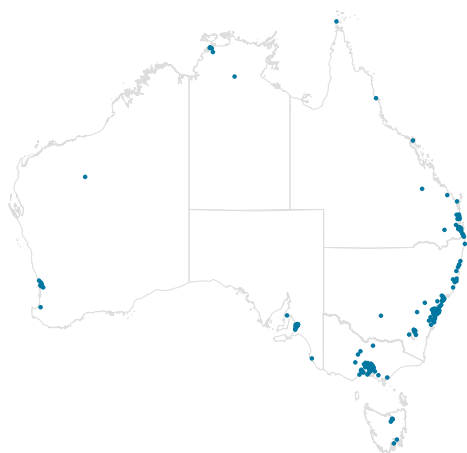
2,292 new construction projects added to the pipeline of pending projects in October 2018; 19% higher than September 2018 and the highest monthly figure since July 2014. At a national level, the number of new projects was higher across all categories except Units and Apartments which was flat. The total estimated value of new projects at \$29bn for October is approximately 9% lower than last month, however, this value of new projects is nearly double the 3 year median indicating continued strength in construction applications. Western Australia accounted for \$17.5bn of the new project pipeline with plans to build a hybrid power plant in East Pilbara at an estimated cost of \$10bn, the main contributor.



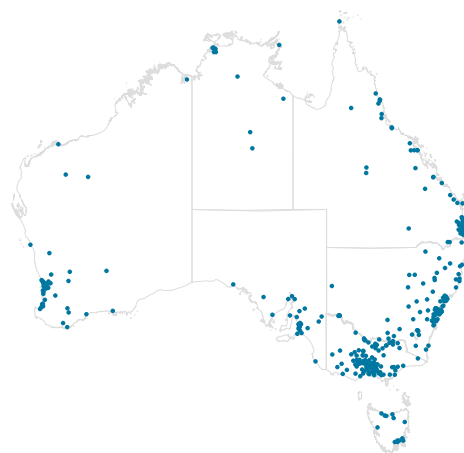
Median Project Value

Civil Engineering	\$500,000
Commercial	\$877,500
Community	\$707,500
Apartments & Units	\$1,200,000
Industrial	\$766,000
Mining	\$1,000,000

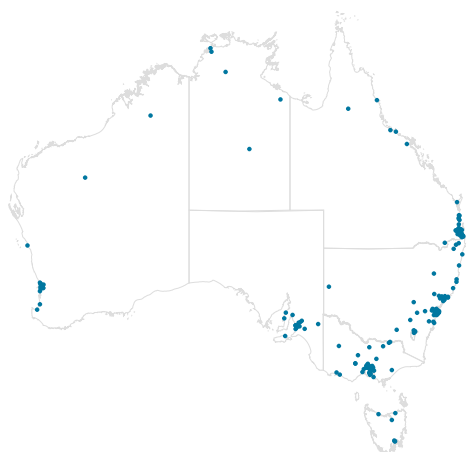
Pipeline - Location



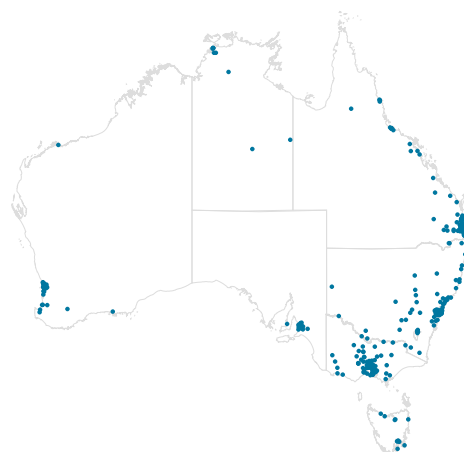
Apartments & Units



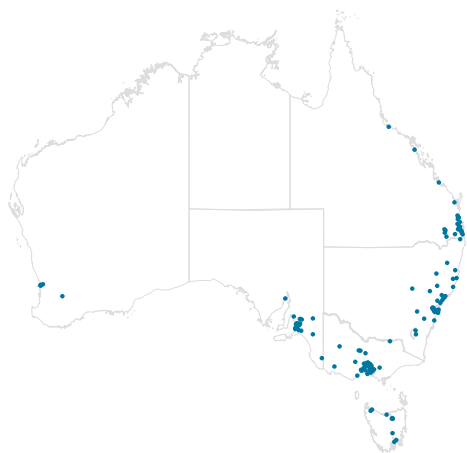
Civil Engineering



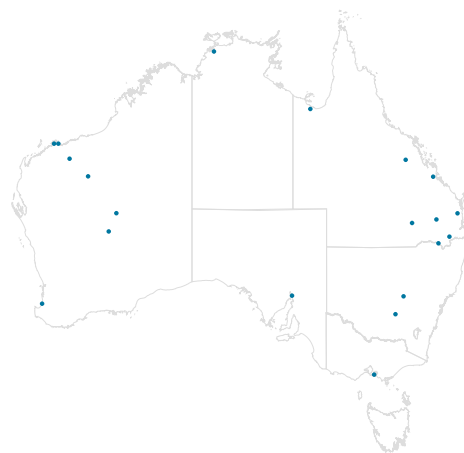
Commercial



Community



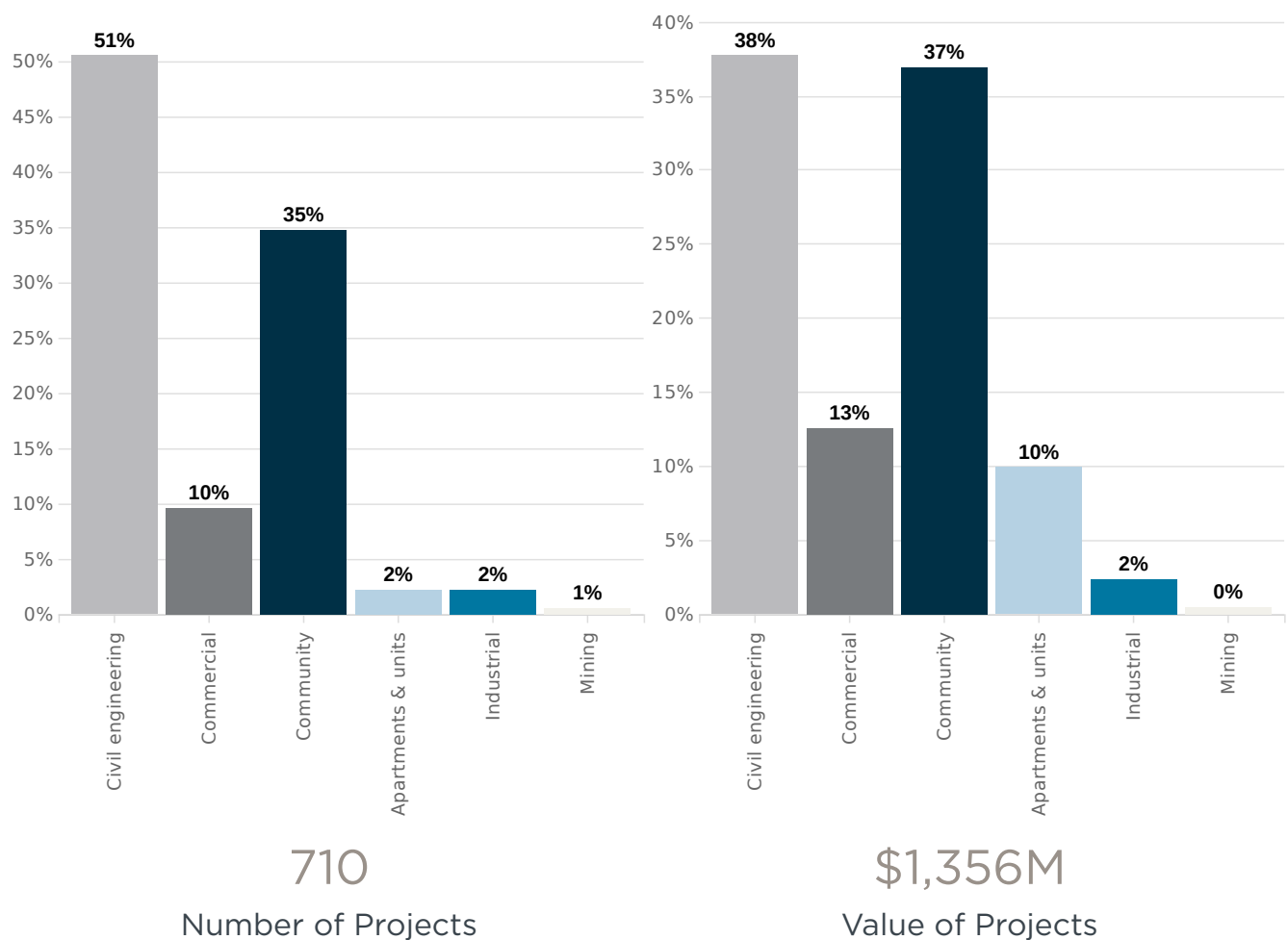
Industrial



Mining

Moving into construction - Australia

While development applications remain buoyant, projects shifting into the construction phase fell heavily in value recording a monthly figure of \$1.3bn, the lowest monthly figure since July 2015 and 83% lower than September. The decline in the number of projects moving into the construction phase accelerated with a fall of 91% relative to the previous period. The infrastructure boom is helping to offset the reduction in activity with every state recording an increase in the number of civil engineering projects. All other project categories were reported lower, with apartments and units the key driver, down 91% at a national level in comparison to September 2018.



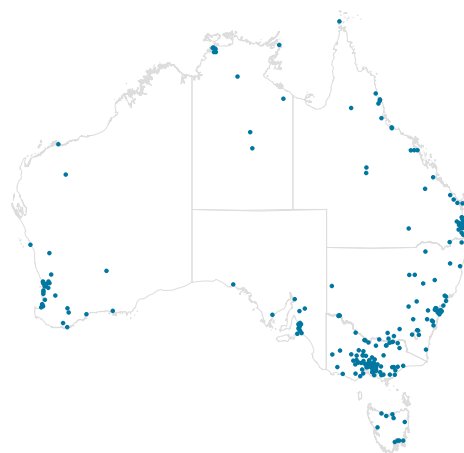
Median Project Value

Civil Engineering	\$450,000
Commercial	\$800,000
Community	\$500,000
Apartments & Units	\$1,366,500
Industrial	\$525,000
Mining	\$1,000,000

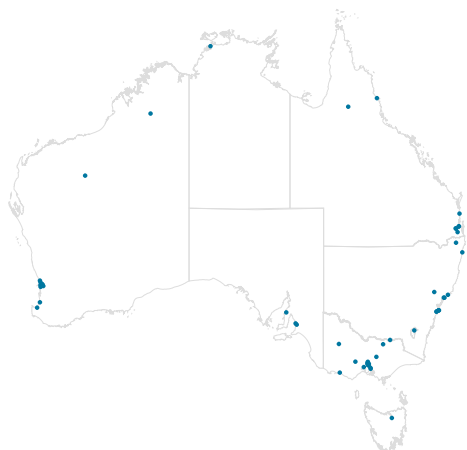
Moving into construction - Location



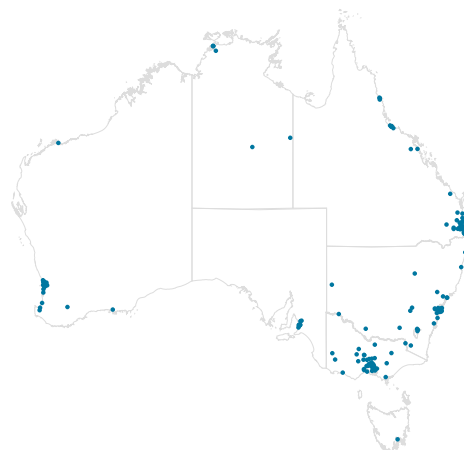
Apartments & Units



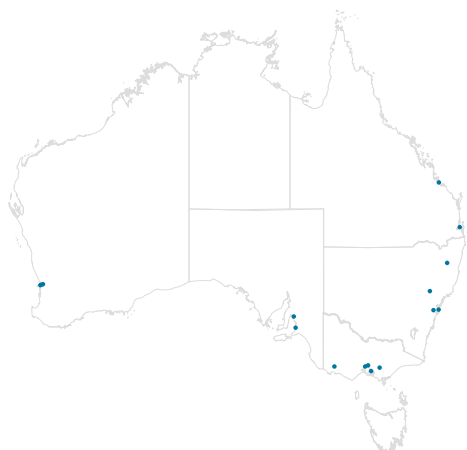
Civil Engineering



Commercial



Community



Industrial



Mining

NSW

Sydney may see the transformation of around 6000sq m of abandoned tunnels and platforms at St James Station into possible bars, restaurants, shops or cultural spaces. The plan would revive the north section of the disused tunnel network approximately 30 metres below street level, beneath Hyde Park and Macquarie St, towards Martin Place. The tunnels have had various uses in the past, including a World War II air raid shelter and a mushroom farm. The 2-part international expressions of interest campaign will be managed by Sydney Trains and CBRE.

Catholic Healthcare has submitted a \$76 million development application for a 108 bed aged facility and 63 seniors' living units at the Maroubra Bowls Club site.

The Catholic Archdiocese of Sydney has submitted a \$161.5 million concept development application for redevelopment of the Polding Centre in Liverpool Street in the CBD. The 69 storey tower will comprise apartments on the upper levels and retail and office space in the podium. The Stage 2 detailed DA will be subject to a competitive design process, whereupon the site is likely to be on-sold.

The \$277 million EPC contract for Maoneng's Sunraysia Solar Farm in Balranald has been awarded to Decmil. The project will be one of Australia's largest utility scale solar PV projects. The solar farm will be the developer's second significant venture in Australia, the first being the Mugga Lane Solar Park, under the ACT Government's Reverse Solar Auction. The project will also be Decmil's second significant EPC solar project, following the Gullen solar farm co-located within the existing Gullen Range wind farm.

Also in Balranald, work is set to commence late this year on the 349MW Limondale Solar Farm, following appointment of Downer as contractor for main construction works. German-based renewable energy company Innology purchased the site from Overland Sun Farming in February, together with the 115MW Hillston Solar Farm in the Riverina region.

ACT

Plans have been lodged with the National Capital Authority for the first stage of Morris Property Group's The Barracks mixed use development. Stage One, designed by FJMT, will comprise a 9 storey tower with 313 apartments and 6 retail/commercial tenancies. In December 2007 City West Property Holdings, a subsidiary of Leighton Properties and Mirvac, purchased Block 19, Section 63, from the ACT Government. The site was subsequently divided into Blocks 7-11, Section 100, and Morris Property Group purchased Blocks 7- 11, Section 100 from the City West Property Holdings in June 2018.

Owners of Westfield Woden, Scentre Group and partner Perron Group are undertaking a \$21 million upgrade of Bradley Street. The Bradley Street Dining Precinct will encompass conversion of ground floor of the current multi-storey car park facing the cinema into a strip of 6 coffee and dining spaces, installation of indigenous artwork, street art and interactive lighting and upgrade of ground floor food court and amenities.

VIC

Developer Seacombe West has submitted a town planning application for a \$105 million six-star luxury eco resort on the shore of Lake Wellington. Named Nunduk, meaning Bark of a Tree in the local indigenous language, the hot springs spa hotel and retreat will be powered by renewable energy. The resort will comprise 36 luxury rooms in the main hotel, 45 rooms in villa units, plus restaurants, spas, treatment rooms, galleries, lounges and a deck. International operators will run the resort, which will draw warm water for the hot spas from a 65 degree geothermal source 1300m below the surface. On-site renewable energy will make the complex entirely self-sufficient. A bank of solar panels will generate 500 kilowatts of power, with biodiesel generators as back-up. There will be integrated water cycle management, with water captured, used, treated & re-used.

BMD Group has been awarded the design and construct contract for the \$38.4 million Hallam Road Duplication.



Work is expected to commence by late 2018 with completion due in early 2020.

Zenviron has been awarded the contract from Goldwind Australia to build both sections of the \$370 million Moorabool Wind Farm. The facility will comprise a total of 107 wind turbines in two sections, the northern section comprises 50 turbines and the southern section consists of 57 turbines.

Marriot International will partner with Chinese developer Ousia Investments to operate a 150-room hotel in West Melbourne, which is expected to open by 2021.

Expressions of interest have been invited for the northern sections of the M80 Ring Road. Works will include upgrade of a 4 kilometre section between Sydney Road and Edgars Road and a 2 kilometre section between Plenty Road and the Greensborough Highway. The upgrade will also include a dedicated access ramp from the Hume Street Freeway to Edgars Road and installation of an intelligent freeway management system with overhead electronic signs to provide up to date travel information and help manage traffic flow.

Kokoda has submitted an \$80 million town planning application for a twin tower project comprising 270 apartments, office, retail and restaurant space at the Angel Tavern site in Malvern. Designed by Jackson Clements Burrows, the towers will span 10 and 20 storeys.

Kane Constructions has been appointed to deliver the \$64.6 million State Netball and Hockey Centre in Parkview. Initial designs for the centre have now been unveiled. The project will provide six new netball courts to replace the existing outdoor courts, new indoor hockey facility, high-performance strength and conditioning gym and a base for Netball Victoria and Hocket Victoria.

The Labor Government has announced \$60 million funding for a new day rehabilitation centre at Bendigo hospital which is set to open in 2023. The new centre will bring together health services such as physiotherapy, occupational therapy, social work, speech therapy, prosthetics and orthotics, clinical psychology and neuropsychology, which are currently spread out across the different locations on the hospital grounds.

QLD

Expressions of interest from developers and development consortia have been invited for the former Yeronga TAFE site. The site was recently declared a Priority Development Area. EDQ's vision for the site is for a variety of housing, new permanent home for the Yeronga Community centre including opportunities for a range of social and community-based activities and small scale retail and commercial. A separate tender has been called for demolition of all buildings on the site.

Chinese developer Ridong has submitted plans for the wellness and tourism retreat at Tallebudgera on the Gold Coast. Wellness and Tourism Gardens will comprise a 98-room six-star resort, 133 residential dwellings, a 16 hectare man-made lake and contemporary European art and sculpture gallery similar to Hobart's MOMA (Museum of Old and Modern Art).

Work has commenced on the Cairns Southern Access Corridor Stage 4 project by joint venture partners Georgiou Group and Koppens Developments. The upgrade involves widening of a 2.6km section of the Bruce Highway from four to six lanes and replacing existing northbound bridge at Chinaman Creek with a new three lane bridge.

The Federal Government has committed \$75 million towards the \$193 million first stage of the \$1.64 billion Port of Townsville expansion. Stage 1 comprises the Port of Townsville Channel Capacity upgrade. The Federal Government funding is in addition to the Queensland Government who will also commit \$75 million towards the project together with a \$43 million investment from the Port of Townsville Limited.

Federal Government approval has now been granted for the Rydges Gold Coast hotel at Gold Coast Airport, paving the way for construction to take off. Trepang is the developer for the 7 storey hotel, which will feature 192 rooms and suites with rooftop bar with viewing deck. Construction is expected to start this year with the hotel operational next year.

NT

Expressions of interest have been invited to construct and operate a seniors' lifestyle accommodation village in the Darwin rural area. The Government has identified a Crown land site option approximately 29km south east of the Darwin Central Business District and 10km south east from Palmerston, within the Coolalinga/Freds Pass Rural Activity Centre.

The \$4.9 million contract for design and construct of a Motor Sports House at Hidden Valley has been awarded to local builder C & R Constructions. Construction is expected to begin mid-November and be completed by July 2019.

SA

International hotel operators are competing to operate Kangaroo Island's first major hotel at Kingscote. The shortlisted potential operators for the 115-room hotel are Intercontinental, Radisson, Rydges, Wyndham & Lancemore.

Neoen's Crystal Brook Energy Park proposal went before

the State Commission Assessment panel this month. The hybrid renewable energy project will be located approximately 3.5k from Crystal Brook and comprises three renewable energy elements: a 125MW windfarm with 26 turbines, 150MW solar farm and 130MW lithium-ion battery facility. The project may also eventually include a hydrogen production plant component. The panel resolved to await additional reports to address issues raised prior to making its recommendation to the Minister for Planning.

TAS

Approval has been granted for the University of Tasmania's \$50 million student accommodation project in Hobart. The 14 storey complex will contain 421 beds across 189 apartments.

Tenders have been advertised for architectural design of the Ulverstone Cultural Precinct. The 3 storey precinct will include a planetarium, science centre, exhibition spaces, a visitor information centre, cafe, public gardens and community rooms, viewing decks overlooking the Shrine of Remembrance, workshop spaces for woodcraft & other maker activities and public toilets. The facility will have an open-air and an all-weather plaza, access for pedestrians, cyclists and car parking.

WA

Macquarie Group has joined the development consortium of Intercontinental Energy, Vestas, CWP Energy Asia for the \$22 billion Asian Renewable Energy Hub in the East Pilbara, an 11+ GW wind & solar project. The 11+ GW generation capacity will consist of 7.5+ GW of wind turbines & 3.5+ GW of solar PV arrays, which will generate 40+ TWh of clean energy per annum. The project will feature 1400 wind turbines and 17 million solar panels. Of the generated 11,000+ MW of renewable energy, 5,000+ MW will be dedicated to large energy users in the Pilbara region, which could include mines, downstream mineral processing and the large scale production of hydrogen for domestic and export markets. 6,000 MW will be exported to South East Asia through undersea High Voltage DC transmission cables. The WA Government has granted the hub lead agency status and is expected to take 6-7 years to complete. A final investment decision for the first phase

of the hub is planned for 2021.

The Swan River Deck proposed by Northstar Development would be Australia's first floating lagoon. The floating pontoon would be docked off Elizabeth Quay and would include a 100-metre swimming pool, event and exhibition spaces as well as a marina. The swimming pool will be filled with chemical-free filtered river water. The Swan River Deck could also connect with the proposed Indigenous Cultural Centre destined for Elizabeth Quay.

Mining

Applications for new construction in the mining sector lodged in October is estimated at \$7.5bn. The principal contributor to the pipeline is construction at the NiWest joint venture nickel project based at Leonora WA, with a planned project cost of approximately \$5bn. Funding for this project and another \$2.5bn in new construction is reported as being provided by the private sector.



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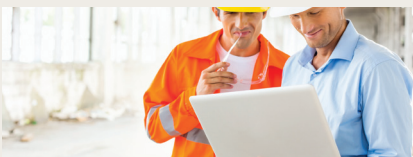
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