

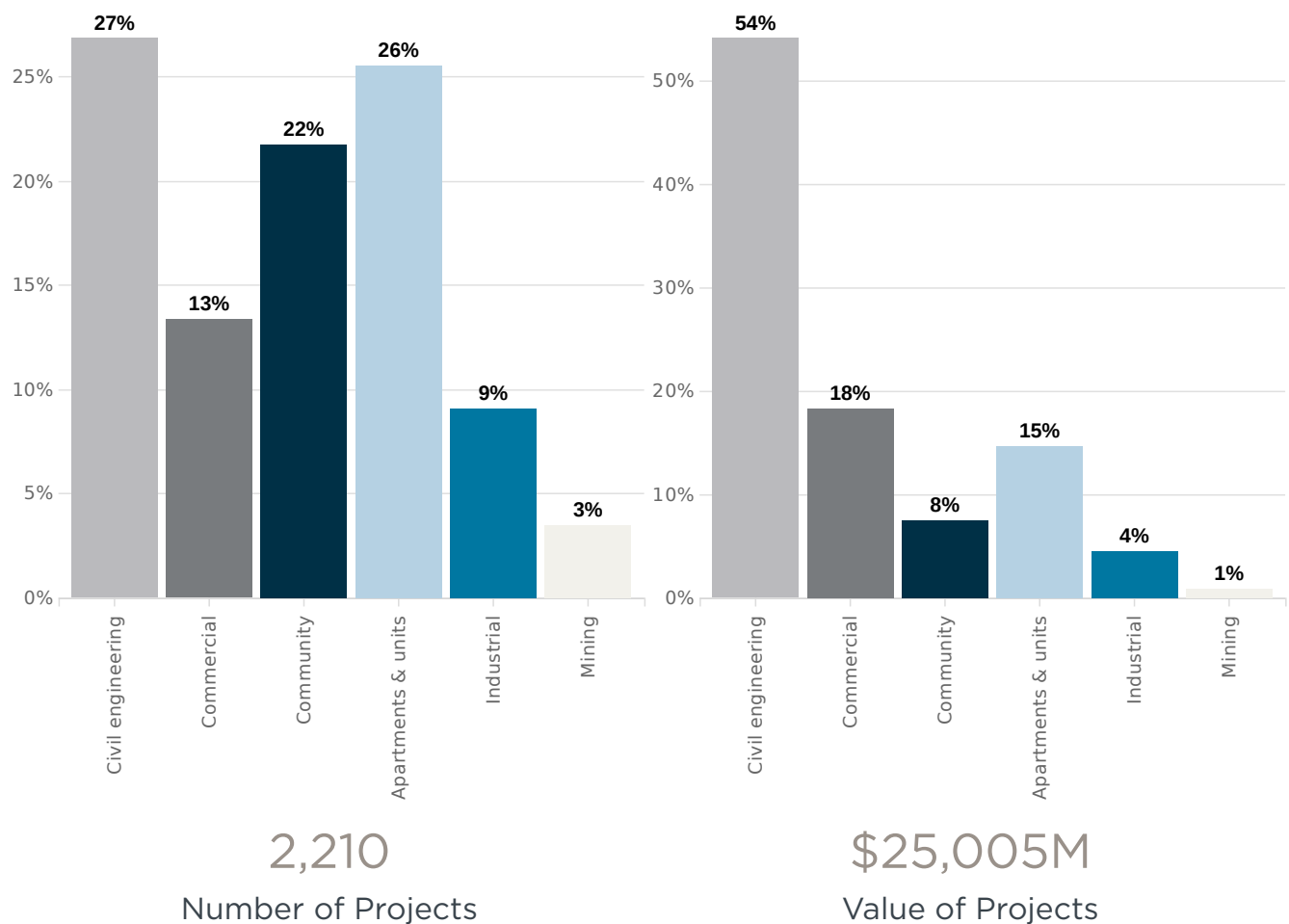
Cordell Construction Monthly

December 2018



Pipeline - Australia

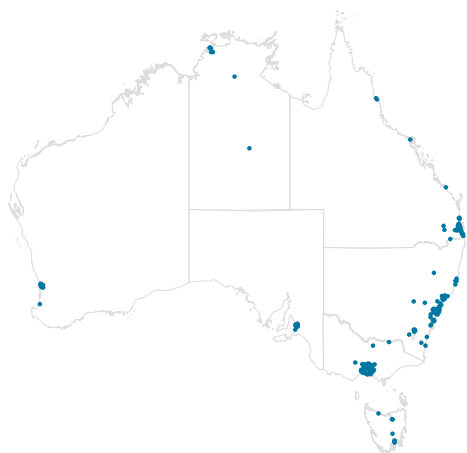
November recorded 2,210 new construction projects entering the pipeline of work, marginally below the yearly high of 2,292 recorded in October 2018. The total estimated value of new projects at \$25bn for November, which is approximately 16% lower than last month, however, this new project value is nearly double the 3 year median value indicating continued strength in construction applications. Infrastructure projects continue to account for the majority of new project work in both number and value. Described as a “game changer” for Western Sydney, the Aerotropolis project has an estimated cost of \$8bn, almost 50% of the total new project applications in NSW for November and expected to create 200,000 new jobs.



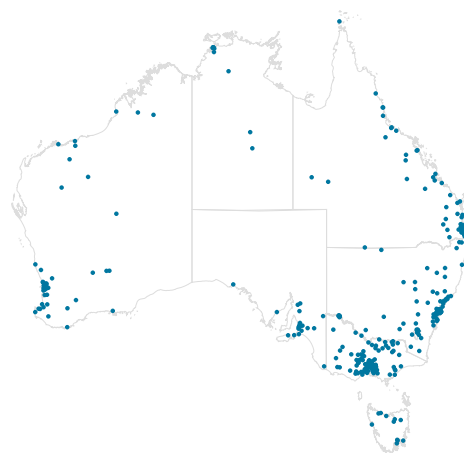
Median Project Value

Civil Engineering	\$500,000
Commercial	\$800,000
Community	\$505,000
Apartments & Units	\$1,489,000
Industrial	\$800,000
Mining	\$2,000,000

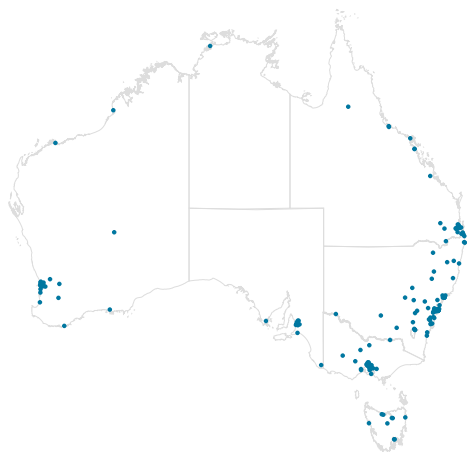
Pipeline - Location



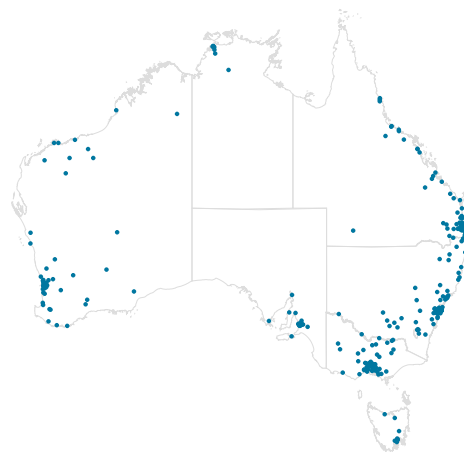
Apartments & Units



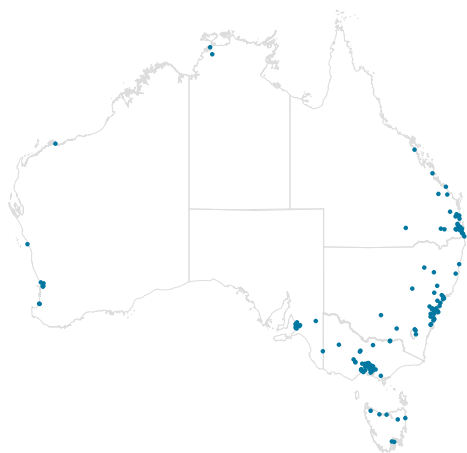
Civil Engineering



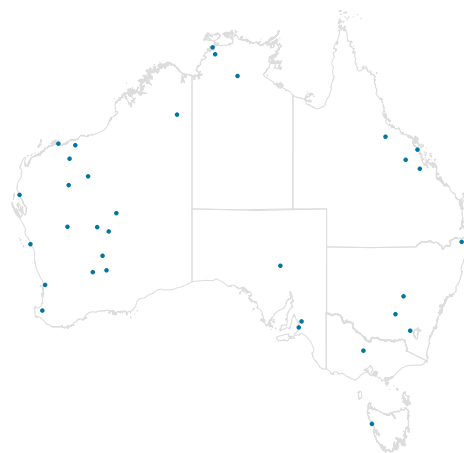
Commercial



Community



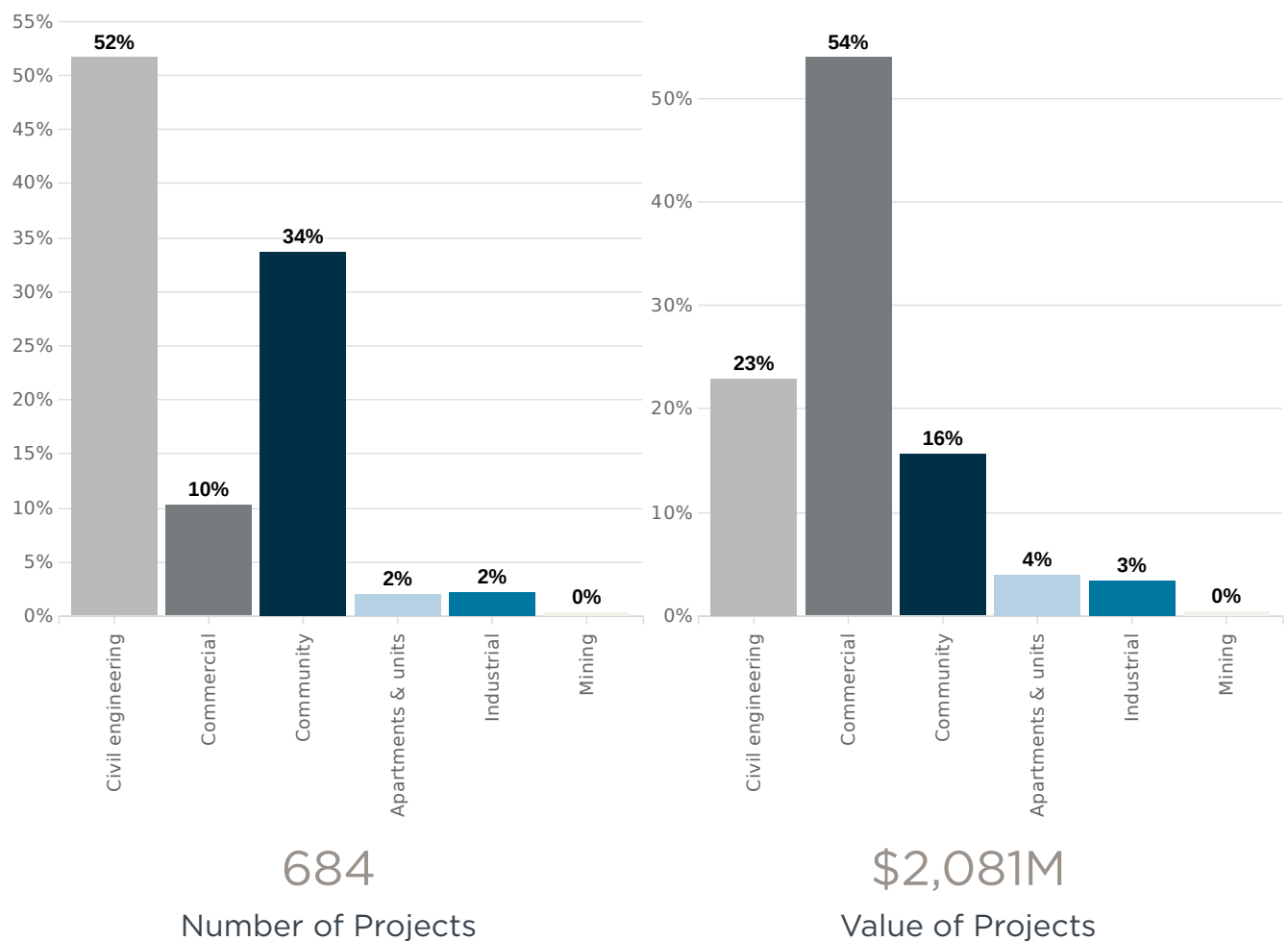
Industrial



Mining

Moving into construction - Australia

The impact from a tightening credit environment has extended beyond the residential market. Whilst the number of new project applications have reached record levels, the number of projects moving into the construction stage has fallen for a third consecutive month. The estimated value of projects shifting into the construction stage during November was just over \$2bn. Whilst this figure is 53% higher than the recent low in October, this estimated project total is low when taking into consideration the strong level of activity in new development applications and when compared to historic levels.



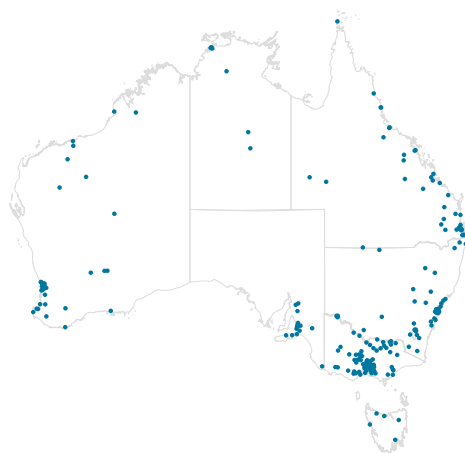
Median Project Value

Civil Engineering	\$400,000
Commercial	\$1,000,000
Community	\$500,000
Apartments & Units	\$1,900,000
Industrial	\$700,000
Mining	\$4,150,000

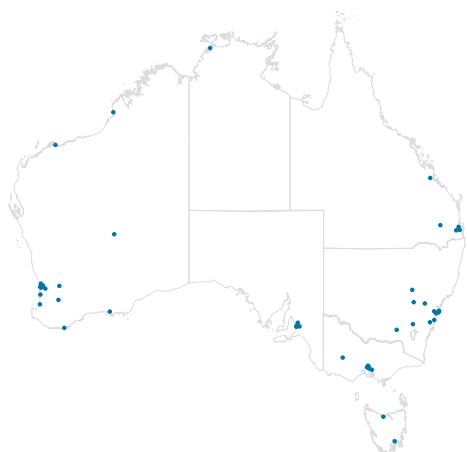
Moving into construction - Location



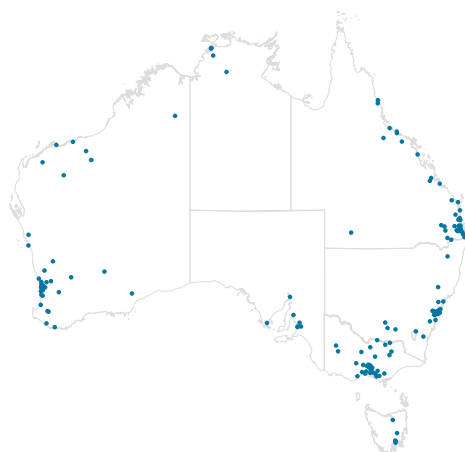
Apartments & Units



Civil Engineering



Commercial



Community



Industrial



Mining

NSW

Concept designs by Turner and Turf Design have been released for the Waterloo Metro Quarter. The 29 storey, 3-tower development will include 700 dwellings of which 5-10 per cent will include affordable housing and 70 affordable housing dwellings. The maximum gross floor area of 68,750sq m will also include 3,905sq m GFA for retail premises and entertainment facilities, 8,645sq m GFA for business, commercial premises and community and recreation facilities.

McConnell Dowell has been awarded a \$105 million contract to deliver works on the Mulgoa Road/Castlereagh Road Upgrade, for the Jane Street-Union Road to Museum Drive section of the project. Key features include: additional lane both north and south bound from Museum Drive to Union Rd; longer left turn lane along Mulgoa Rd for vehicles turning onto the Great Western Hwy; upgrade of Mulgoa Rd and High St intersection; upgrade of the T-intersection of Jane St with Castlereagh Rd/Mulgoa Rd; and widening the existing rail underpass to allow three lanes in each direction on Castlereagh Rd.

A new \$500 million campus will be established for the University of Sydney partnering with the NSW government in Parramatta/Westmead. The campus will have a focus on advanced manufacturing, data and artificial intelligence.

Ray White has been appointed agent for the sale of a site in Tilley Lane in Frenchs Forest with approval for a 5 storey private hospital/medical building.

Billbergia has submitted amended plans to North Sydney Council for a \$153 million, 252 room, 4 star hotel and office tower. The revised plans by Fitzpatrick + Partners increase the height of the tower which will cantilever over the heritage Firehouse Hotel at 88 Walker Street from 35 to 48 storeys, making this potentially the tallest building in North Sydney.

ACT

international bidders to be sought. Forest 69, the 1.7 hectare site, was previously earmarked for a forest of Chinese Golden larch, however a masterplan for a medium sized hotel and conference facility to be built within 5-10 years through a public private partnership indicated that this would be a prime location for a tourism/visitor related facility.

VIC

Tenders have now been invited from the shortlisted companies for design and construct of the \$711 million second stage of the Monash Freeway. LendLease Engineering, CPB Constructions and John Holland Pty Ltd have until 20 February next year to submit their tenders. Construction will start next year, with completion expected in mid-2022. The project is being delivered by Victoria's Major Road Projects Authority.

Probuild has been appointed by ISPT for the \$200 million design and construct contract for the Victoria University City West Tower in Little Lonsdale Street, designed by Jackson Architecture. The campus will be a joint venture between ISPT, Victoria University and the Victorian Department of Education and Training. ISPT will take ownership of the tower, and lease the space back to the university for 30 years. Initial works are expected to commence March next year, with students to commence study in the first semester of 2022.

Listed for sale by Colliers International is one of Haymarket's last approved development sites at 87-89 Flemington Road in North Melbourne. The site has approval for a 14 storey mixed use development with 48 apartments and commercial.

Kerstin Thompson Architects has produced concept designs for Balfe Park Lane, a new sustainable apartment complex at Brunswick East. The development offers medium-density living across four interconnected buildings between Nicholson Street and Balfe Park. The development by Antipodean Land Developments will feature an internal laneway linking Nicholson Street to the park.

Icon Australia has submitted a town planning application to the City of Yarra for a \$30 million mixed use development at Brighton St in Richmond. Designed by Rob Kennon Architects, the project will comprise three buildings of 9-12 storeys with 96 apartments, placed atop of a 2-storey podium, with ground level cafe and 6 x 3 bedroom townhouse dwellings. At ground level the development will house a 253sq m cafe & 6 x 3 bedroom townhouse dwellings.

The 160-year-old Sarah Sands Hotel in Brunswick is set to be transformed into a mixed use precinct with 31 residential apartments in a 10 storey building above a refurbished



hotel and licensed cafe, wine, bar, store and delicatessen. The developer in collaboration with heritage consultants Lovell Chen and architects JCB will restore the hotel's hidden facade to its original condition.

QLD

Adco has commenced construction of stage one of Primewest's office park in Strathpine, which will serve as the new headquarters for Super Retail Group. Construction is expected to be completed by September 2019.

Site works have commenced by builder McNab NQ on Optimus Developments' 20 storey 31 Broadbeach units at the Gold Coast. Designed by Woods Bagot, the development comprises 22 luxury units including 14 whole-floor apartments, double-storey penthouse and rooftop lap pool.

Habitat Development Group has announced plans for Market Lane Residences, to be centrally located on prime site within the new Maroochydore CBD. The initial stage will comprise a 12 storey tower with 65 apartments, Stage 2 consists of a 14 storey tower comprising 81 apartments and Stage 3 six SOHO Townhomes.

Construction has commenced this month by Adco on Queensland's newest adolescent mental health centre at The Prince Charles Hospital campus. The new centre is expected to be operational by early 2020.

The first sod has been turned on Brisbane's first vertical high school in Fortitude Valley. Designed by Cox Architecture, following a design competition by The Department of Education, and to be built by Hutchinson, the Inner City North State Secondary College will be the first school to be built in inner city Brisbane in 50 years. The design encompasses a number of buildings arranged around a central green space, with a seven storey building including a roof terrace, with each floor containing a mix of traditional classrooms and flexible learning environments. The existing school building on the site will be retained within a new performing arts precinct. The new school will accommodate 1,500 students and is due for completion in 2020.

A development application has been submitted to Brisbane City Council for a 10 storey commercial development in Upper Mount Gravatt designed by Ellivo Architects comprising 5,839sq m of new office space, a child care centre, 216sq m indoor basketball court and ground floor retail.

Lendlease has been selected as the successful contractor for design/construction of the \$86.239 million redevelopment works at Nambour General Hospital. Construction will commence in 2019 and will include expansion of wards (inpatient units) including mental health services, surgical services and medical services with a focus on families and older persons; expansion of the emergency department with additional beds; new medical imaging equipment with increased service capacity; new acute and restorative care ward (inpatient unit).

NT

Developers have been invited to submit tenders for the construction of a unit complex containing 70 1, 2, and 3 bedroom residential units for lease by NT Health for Alice Springs Hospital staff accommodation. Construction will be fully funded by the developer, who will then directly lease the units to Central Australian Health Service (CAHS), or sell the units, and CAHS will lease from the new owner(s). The initial lease period will be 10-years, with an option to extend. The tender will be undertaken in 2 stages, with the first stage calling for Expressions of Interest from developers, and second stage being a detailed tender submission from the pre-selected tenderers from stage 1. Expressions of interest are now open with construction expected to commence in late 2019.

The second tender for works as part of the Territory Labor Government's \$6.2 million investment towards community sporting infrastructure in Alice Springs has been awarded. The tender has been awarded to local company LTC Construction to build new change rooms, toilets and a canteen at Ross Park, the home of soccer in Central Australia.

Sunbuild has won the \$10.3 million contract to construct a new multi-purpose hall at Darwin Middle School. Construction is expected to begin before the end of this year and continue through to the end of 2019.

SA

Mount Gambier City Council has released initial designs for the \$39.1 million Mount Gambier Community and Recreation Hub. The council has set aside \$10 million for the project, with the remaining funds to be secured from state and federal funding. The hub will include six regulation size, multi-purpose courts which could also be used for other purposes such as a venue for large conferences/events/performances accommodating more than 1000 people, 25 metre pool, crèche and café.

RES Australia is planning a \$350 million, 176 MW solar farm and battery storage facility in Pallamana near Murray Bridge. The farm will incorporate approximately 690,000 solar photovoltaic panels to supply electricity to the national electricity market to meet the needs of 82,000 households.

Mitsubishi Motors Corporation has announced that a new national headquarters for the company will be built at Adelaide Airport with completion expected late 2020.

The State Commission Assessment panel has recommended approval for Arcadian Property's \$15 million, 99 apartment/townhouse project in Everard Park/Forestville.

A \$42 million, 128-room boutique hotel is planned for Adelaide Oval. The hotel has backing from Cabinet but is yet to receive development approval.

TAS

Sydney developer Traders in Purple has been selected to partner with Kingborough Council for redevelopment of

the former Kingston High School site. The 11.3 hectare site is earmarked for up to 400 dwellings with a mix of low, medium and high density residential and seniors living, including aged care together with commercial space and extensive parkland.

Tenders are likely to be called in the New Year for a major redevelopment of Taroona High School involving new contemporary learning areas, support spaces and music and drama facilities.

Tenders have been called for strengthening and rehabilitation works to seven bridges along the Bass and Midland Highways under the Department of State Growth Bridge Strengthening Works 2018/19 initiative.

WA

The \$60 million South Rockhampton flood levee has been fast tracked through a prescribed project declaration from the Palaszczuk Government who committed \$25 million to this project in the June 2017 State Budget, Council have also committed \$10 million for the feasibility study and business case.

Construction has commenced by Guidera O'Connor on a \$20.4 million upgrade to Margaret River's Wastewater Treatment Plant. The upgrade will double the capacity of the plant to produce three million litres per day. Construction is expected to be completed by December 2019.

Chinese company Risen Energy has announced the purchase from Stellata of Western Australia's largest solar farm in Merredin. The solar farm will have a generation capacity of approximately 120MW (AC) via the use of between 360,000 and 400,000 tracking solar panels and associated infrastructure.

Environment Minister Stephen Dawson this month approved the redevelopment of an iconic riverside restaurant in Mosman Park. Approved works will involve demolition of the existing structures and construction of

a two-storey building containing a restaurant/café on the lower level, and an upper level containing a function room and short-stay accommodation units catering for up to 36 people.

Mining

Kalium Lakes Ltd has received approval to construct and operate a gas pipeline to the Beyondie Sulphate of Potash Project in the East Pilbara region of Western Australia. At an estimated cost of \$29m, the 78-kilometre gas pipeline is expected to reduce operating costs by between \$31 and \$34 per tonne.



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Aggregate value estimates and median project values are based on raw data from the Cordell Connect database. Data from Cordell Connect includes project values as advised by the project managers, or are estimates provided by Cordell researchers.



Everyone is talking about Big Data

Big Data is fundamentally changing the way builders, developers and professionals involved in commercial real estate go about their jobs. Detailed real time data collection is providing the industry with more accurate and efficient tools to understand the best performing potential markets, analyse the best types of products to build with, identify leads and new sales opportunities and to quickly estimate and quote.

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Collectively, our data covers more than 4 billion decision points across residential, commercial, building and construction costing, collected from more than 660 sources. This includes the real estate industry, all levels of government, data partners, media and our own team of researchers creating analytics and insights that fuel decisions from first home buyers right through to federal government.

Big Data that does not tell a story or provide you with actionable insights is just a pile of numbers. At CoreLogic, we pride ourselves on our tools and analytics that help our clients understand their markets, improve their workflows, save time, make money and make better decisions. We'd love to work with you, too.

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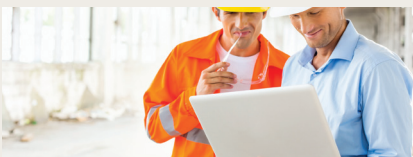
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