

Cordell Construction Monthly

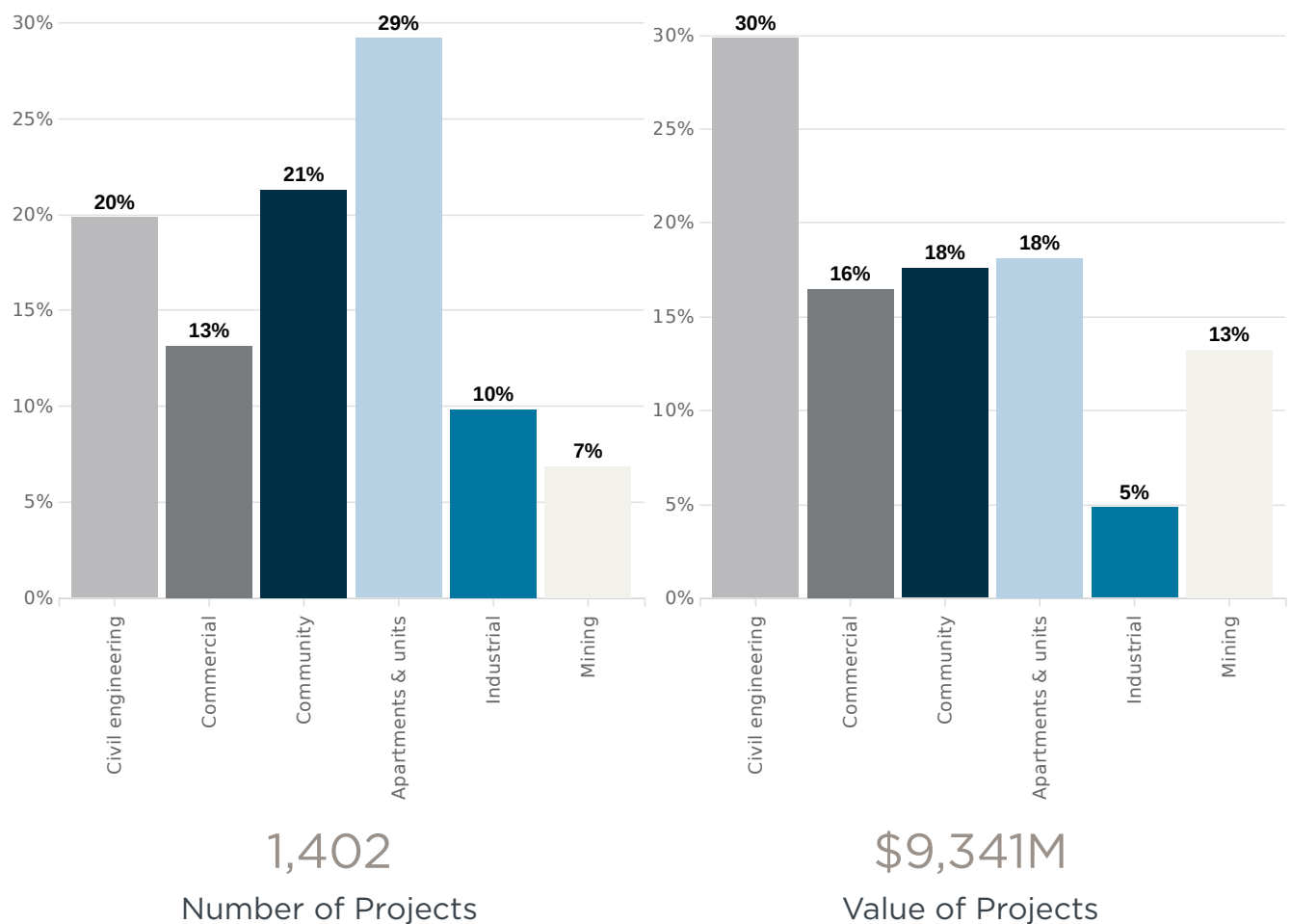
January 2019



Pipeline - Australia

The number of new projects added to the construction pipeline in December was 37% lower on a month on month basis. The estimated number of projects recorded was 1,398 which is at around average levels for the year-end. Despite the reduction in the number of projects, the value of new projects was calculated at \$9Bn; the strongest year end since December 2016.

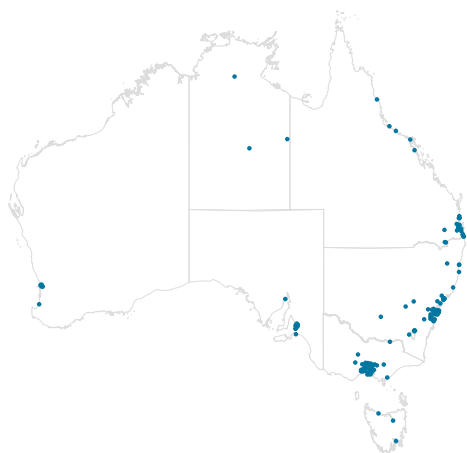
On annual basis, the total number of new projects in 2018 was slightly lower than 2017 however the total value of new projects was almost 25% higher due to the shift in higher value major infrastructure and mining projects.



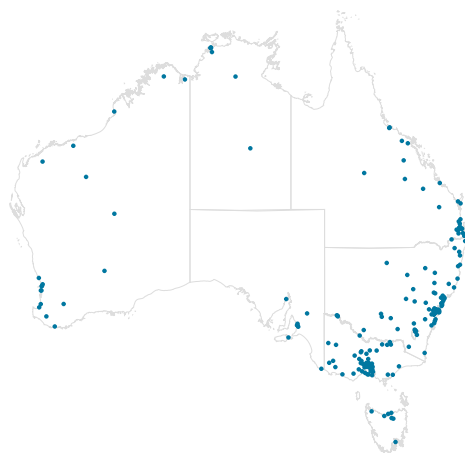
Median Project Value

Civil Engineering	\$500,000
Commercial	\$900,000
Community	\$800,000
Apartments & Units	\$1,171,000
Industrial	\$800,000
Mining	\$100,000

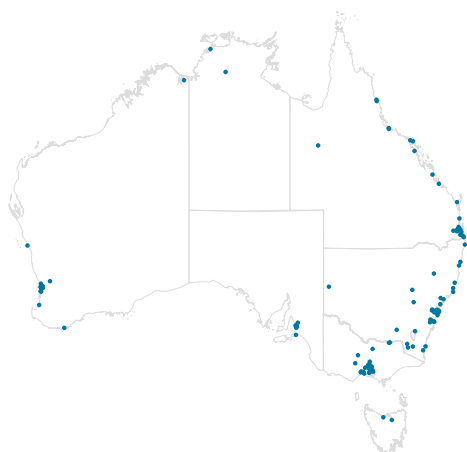
Pipeline - Location



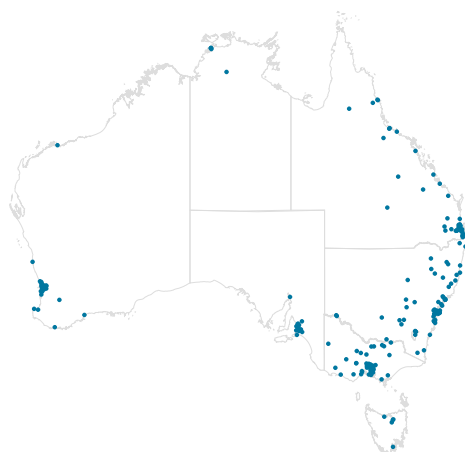
Apartments & Units



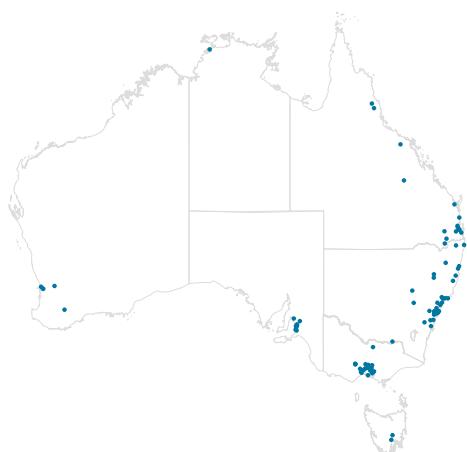
Civil Engineering



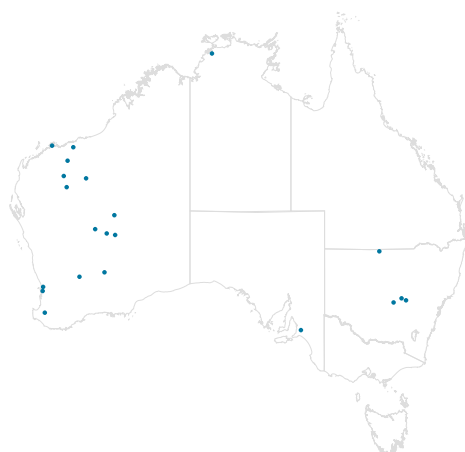
Commercial



Community



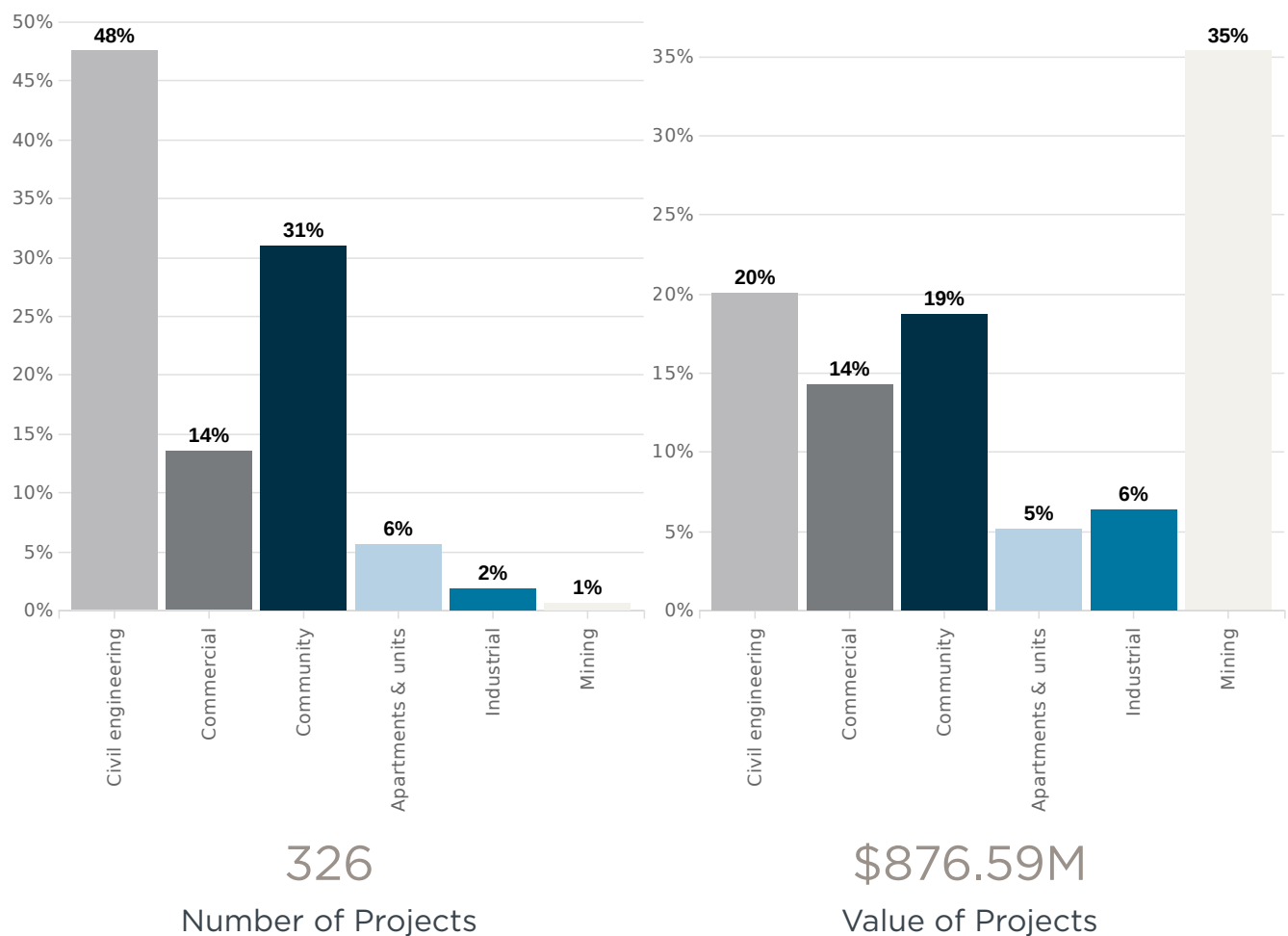
Industrial



Mining

Moving into construction - Australia

New project value achieved record highs in 2018, however the fall in the number of projects moving into the construction phase that started in June 2018 continued and accelerated in December. There were just 325 projects recorded as moving into construction in December 2018. This figure is over 60% lower than the 5 year monthly median and the lowest amount in the time series since 2012. The value of projects shifting into the construction stage also fell heavily with the total value of projects commencing building estimated at \$876M. At nearly 58% lower on a month by month basis and well below the 5 year monthly median of \$3.4bn.



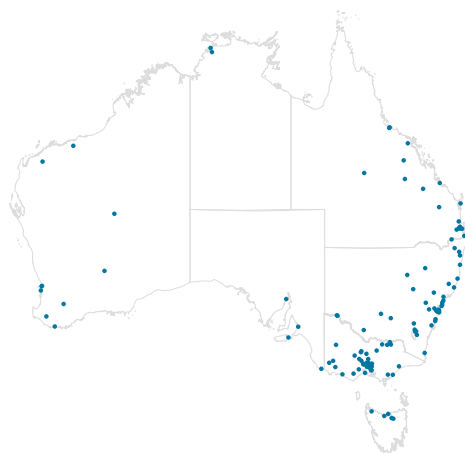
Median Project Value

Civil Engineering	\$400,000
Commercial	\$875,000
Community	\$450,000
Apartments & Units	\$1,315,000
Industrial	\$666,000
Mining	\$155,000,000

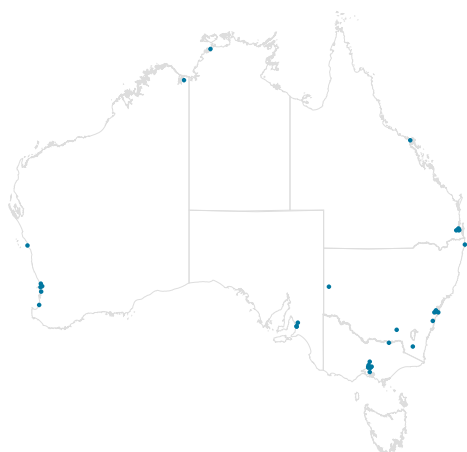
Moving into construction - Location



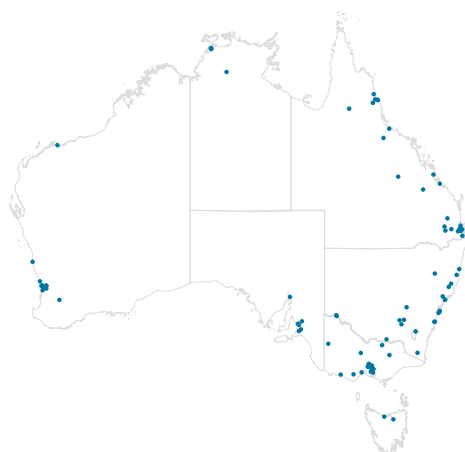
Apartments & Units



Civil Engineering



Commercial



Community



Industrial



Mining

NSW

CPB Contractors and UGL have been selected to deliver the line-wide works package for the \$1.37 billion Sydney Metro City and Southwest Chatswood to Sydenham project. Works include laying tracks in the 15.5km tunnels from Chatswood to Sydenham, installing electrical systems including substations, constructing Sydney Metro Trans Facility South and converting the existing Bankstown Line to allow metro trains to run, expansion of the existing Sydney Metro Trains Facility at Rouse Hill to accommodate 37 new trains. The new Sydney Metro Trains Facility South at Marrickville will also be part of the contract, as well as tunnel ventilation, mechanical and electrical system work for seven underground stations, and 11 new substations to power the Metro from Chatswood to Bankstown.

The City of Newcastle's iconic circular 'roundhouse' brutalist administrative building will be converted into a 5 star, 136 room hotel to be known as the Kingsley. The building was purchased by hotel operator Crystalbrook Collection and the hotel has been designed by EJE Architecture.

Melbourne-based Landream has acquired the 1.2 hectare former council depot site in Pyrmont. The site has a designated floor space of 48,000sq m which will be developed for apartments, as well as a 90 place child care centre and a two-court indoor recreation centre, which were provisos of the sale.

Brickworks has announced its first lease pre-commitment for the Oakdale West Industrial Estate in Kemps Creek. Coles has committed to a 66,067sq m high bay facility on 18.7 hectares of land with a 20-year term. Subject to development approval, the project has a target completion date for January 2022.

Walker Corporation has received development approval for its final two commercial towers in Parramatta Square following the green light from the Sydney Central Planning Panel. Now known as Tower 6 and 8, the latter was originally earmarked for the Aspire Tower with 700 residential apartments.

The University of Technology is planning to build Australia's first indigenous residential college on or near its Ultimo campus. Designed by BVN, the \$100 million college will offer a comprehensive range of services, with 250 beds envisaged for both indigenous and non-indigenous

students and a publicly accessible culture centre, with a goal of opening by 2023.

ACT

Kappelle Properties has submitted a \$145 million development application for redevelopment of the Pavilion Hotel site on Northbourne Avenue in Dickson. The existing hotel will be demolished and replaced with 394 apartments across four buildings of up to nine storeys.

VIC

A town planning application has been submitted for a 55 storey office tower at Bourke Street in Melbourne. Designed by Bates Smart and developed by Cbus Property, the project will also include a 4 storey flexible wellness hub on McKillop Street. The building form comprises four distinct sections which twist along the vertical facade. Six outdoor terraces will be positioned on the building, with a 200sq m sky terrace on level 53.

Chinese developer Wuzhong International is marketing its first Australian project, a 19 storey tower designed by Plus Architecture with 213 apartments, retail and offices in South Melbourne following approval by VCAT two years ago.

The \$232 million Bourke Street Precinct Redevelopment project to be designed by Designinc involves an entire block in central Melbourne encompassing council offices and the former Commonwealth Bank building. A series of new public spaces connected by laneways would be created. A new 10 storey building would feature ground floor retail, commercial and two publicly accessible rooftops. The council would occupy seven storeys. Public forum space on the ground level will be designed with biophilic principles, blurring the boundaries between indoors and outdoors.

Plans for the major redevelopment of Westfield Knox have been scaled back with a new design, fewer shops and less parking than the original proposal. Knox Council granted an extension to the planning permit after it expired in November. Construction may not commence until November 2019.



QLD

A new development application has been submitted for developer John Potter's Central on Broadbeach. The new proposal is for two 66 storey towers containing 506 apartments, 418 serviced apartments, ground level retail and two podium office levels with rooftop garden.

Construction has commenced by Kane Constructions on a new \$10.4 million learning centre for Mansfield State High School. The centre will be ready for the start of the 2020 school year and will include 12 general learning areas, four flexible learning areas and two staff work areas with office and amenities.

Aged care provider Ozcare is planning a \$200 million vertical seniors living development in Newstead, designed by Conrad Gargett. The project comprises two towers of up to 16 and 21 storeys over a 4 storey podium with 3,000sq m commercial space, a 120-bed aged care facility and 142 independent living units.

Two consortia have been shortlisted for the \$481 million Bruce Highway - Cairns Southern Access Corridor Stage 2 project. The consortia are HSA Group comprising John Holland, Seymour Whyte and AECOM and the Bielby Hull Albem Coleman Joint Venture (BHA Coleman JV). Construction is expected to commence early 2020 with completion by mid-2023.

Sunland has been forced to abandon its plan for three residential towers in Brisbane designed by Zaha Hadid Architects. Grace on Coronation was initially approved by the Brisbane City Council in 2015, despite the height of the towers exceeding the 15 storey height limit under the local planning scheme. A local resident unsuccessfully appealed the decision in the Queensland Planning and Environment Court, which decision was subsequently overturned by the Supreme Court of Queensland. Sunland will now consider other outcomes for the site.

Expressions of interest have been advertised for a principal design consultant for the \$150 million Queensland Performing Arts Centre (QPAC) in Brisbane. The

NT

Tenders have been called for the first package of works on the \$77.8 million Adelaide River Flood Plains Upgrade project. The project will deliver significant upgrades to 6.5 kilometres of the Arnhem Highway at the Adelaide River Flood Plains to improve flood immunity and safety for road users. The upgraded section of the highway will be built next to the existing road alignment, and will include Raising the height of the road by 1.3 metres above the existing road level; and 13 bridge structures along the new 6.5 kilometre new alignment. Construction works are expected to commence in the first half of 2019 and be completed by late 2020.

Darwin will undergo a \$200 million revitalisation under the Darwin City Deal. The City Deal involves all three levels of government working with the community. Key initiatives include a new education and civic precinct with new Charles Darwin University city campus, redevelopment of State Square to create a cooler, greener precinct to provide more space for outdoor events, an Urban Living Lab to research tropical heat mitigation, and the preservation of

Larrakia culture with the facilitation of a Larrakia Cultural Centre.

SA

Kangaroo Island Plantation Timbers has submitted a revised Environmental Impact Statement for the Kangaroo Island Seaport at Smith Bay. The development received Major Project status from the previous state Labor Government.

A 5 level, 128 room boutique hotel at the Adelaide Oval has gained development approval. The hotel designed by Cox will be integrated with the Eastern Grandstand and East Gate.

Downer has been appointed as the ECI contractor for the first \$450 million first stage of the Solar River Project, which includes a 200MW array of 640,000 solar panels. Work will commence in May and is expected to take two years to complete.

TAS

Fender Katsalidis has designed a revamped proposal for the Museum of Old and New Art (MONA) at Berriedale in Hobart. The new \$400 million scheme will include a five star, 172 room hotel to be known as Motown (formerly (HOMO) and also includes a 1075 seat theatre, multi-purpose conference centre with capacity for up to 1600 people, a spa, gallery and office space with a library centrepiece. Hotel rooms cantilever over the Derwent River, with the design inspired by an inverted suspension bridge.

The City of Hobart council has rejected Singapore-based Fragrance Group's proposal for a hotel on Collins Street at the site of the former Roberts building. The project was redesigned last year to reduce the height and allow for 256 hotel rooms and a 1,000 seat conference hall. In December the council also refused Fragrance Group's proposal for two towers on Elizabeth Street.

WA

The first sod has been turned on the \$10 million upgrade of Willetton Basketball Stadium in Perth's southern suburbs following award of the construction contract to Crothers Construction. The works will double the Willetton Basketball Association's indoor courts from four to eight, including new change rooms, amenities and administration areas to be shared by badminton and netball players.

Developer Finbar has re-lodged the development application for its Civic Heart project in South Perth following planning scheme amendments by the state government. The previous scheme only permitted a single tower with varied heights. The new scheme will comprise two towers of 22 and 39 storeys with 309 units and 25 ground floor commercial tenancies, incorporating the historic South Perth Police Station and Post Office.

Perth developer Blackburne has submitted a new development application for a \$235 million, three tower proposal at the Subiaco Market site. The towers will have a maximum of 24 storeys and will contain 250 apartments

and 2,600sq m of retail, food and drink premises. Also proposed are public laneways, a town square, pocket park and up to 90 pop-up stalls on Seddon Street on evenings and weekends.

Mining

Barmingo has been selected as the underground mining contractor for Regis Resources' \$29.4 million Rosemont underground mine expansion. The mine is expected to produce 10.3 million tonnes over a 5 year mine life with production expected to commence late 2019.



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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.

CoreLogic is the provider of Australia and New Zealand's most comprehensive residential and commercial property data. Our acquisition of Cordell in 2015 means we are also now proud to be able to provide the most extensive construction data available.

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.

6 Ways Big Data Can Help You Succeed



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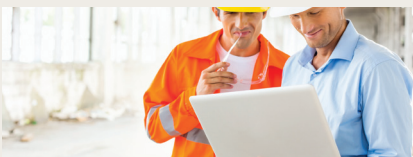
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