



Preston
Rowe
Paterson

®
International Property Consultants

Property Market Report

New South Wales

September Quarter 2017

HIGHLIGHTS

- ◆ The July 2017 Office Market Report indicates that there has been an addition of approximately 83,500 square metres of office space into Sydney CBD's office market. This is however offset by nearly 76,000 square metres of space withdrawals over the same period.
- ◆ The Australian Bureau of Statistics (ABS) Retail Trade Figures released for September 2017 indicate total turnover in September in New South Wales stands at \$8,407.5 million. This figure signifies an increase of 0.2% in turnover from the previous month, and a 2.3% increase from twelve months prior.
- ◆ Total buildings approved to be constructed for the first nine months of the year stand at 40,075, of which 13,406 (or 30.3%) are approvals for the construction of houses, and 26,669 (or 69.7%) are approvals for the construction of apartments and other dwellings.
- ◆ The Real Estate Institute of Australia's quarterly review of Australia's property market indicates that over the June quarter, overall house price in Sydney increased by 2.3% to a median price level of \$1,194,200. This figure represents an annual increase of 14.2%.

INSIDE THIS ISSUE:

Sydney CBD Office Market	2
North Sydney Office Market	5
Crows Nest/St Leonards Office Market	7
Parramatta Office Market	9
Chatswood Office Market	11
North Ryde/Macquarie Park Office Market	12
Retail Market	12
Industrial Market	14
Residential Market	16
Specialized Property Market	19
Hotel & Leisure Market	20
Economic Fundamentals	21
About Preston Rowe Paterson	24
Contact Us	26



Phone: +61 2 9292 7400

Fax: +61 2 9292 7404

Address: Level 14, 347 Kent Street Sydney NSW 2000

Email: research@prpsydneyn.com.au

Follow us: Visit www.prp.com.au

© Copyright Preston Rowe Paterson Australasia Pty Ltd

COMMERCIAL OFFICE MARKET

Sydney CBD

Investment Activity

Preston Rowe Paterson Research recorded the following major sales transactions that occurred over the three months to September 2017:

59 Goulburn Street, Sydney, NSW 2000

Fortius Funds Management is the new owner of the 19,409 m² building after paying **\$158 million** on a **5.3% yield**. The commercial tower has a 4 star NABERS Energy Rating. The sale reflects a **rate of \$8,141 psm of lettable area**.



66 Goulburn Street, Sydney, NSW 2000

GDI Property Group has exchanged contracts to sell the **Civic Tower** for **\$252 million** to *Ascendas-Singbridge Group*. The tower is anchored by the NSW Government and the Prudential Investment Company. The tower is entirely leased and has a WALE over 5 years. The 24-level A-grade building has 23,000 m² of lettable area and is constructed above the **Masonic Centre**. The sale reflects a **rate of \$10,957 psm lettable area**.



10 Spring Street, Sydney, NSW 2000

Centuria has sold **Swire House** to *Lendlease's-Australian Prime Property Fund Commercial* investment arm for **\$270.05 million**. The 13,871 m², B-grade building has a WALE of around 3 years, a 4.5-star NABERS Energy rating and has a capacity for some 35 vehicles. The sale reflects a **rate of \$19,469 psm lettable area**.

Leasing Activity

Preston Rowe Paterson Research recorded the following leasing transactions that occurred in the Sydney CBD office market over the three months to September 2017:

1 Bligh Street, Sydney, NSW 2000

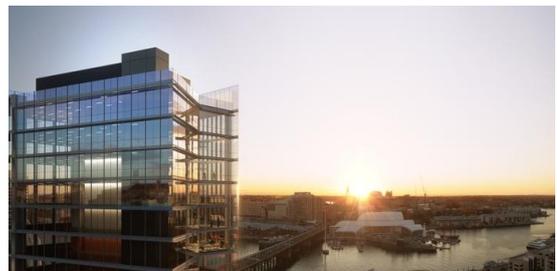
Clayton Utz will renew their lease of 17,000 m² office space from level 5 to 15 including an external terrace on a **10-year** term from 2021. The **net annual rent of \$1,100 psm** with **4%** yearly increases will likely remain the same.

111 Elizabeth Street, Sydney, NSW 2000

Clarence Professional Group will take on 1118.6 m² in a new **10-year** lease at the **St James Centre**. The lease for suit 601 and level 13 has a **gross annual rent of \$850 psm**.

One Wharf Lane, 161 Sussex Street, Sydney, NSW 2000

The office tower has many new tenants. One of the newly signed tenants is *Spotify*, which has leased floors 17 and 18 on a **5-year** term. Another tenant includes *Turner Townsend* which will occupy 745 m² on level 19 on a **7-year** lease. *Cor Cordis* has secured level 20, leasing 745 m² on a **7-year** term. Another anchor tenant is *Instructure* which has secured 1,500 m². Tenants have been attracted to the newly developed office tower due to its boutique nature which also features 360-degree harbour and city skyline views. Leasing rates have not been disclosed for any tenants.



66 Clarence Street, Sydney, NSW 2000

Ultimate Office Solutions signed a **6-year** contract to lease 1,736 m² of office space. The space will be split over two levels and will feature meeting rooms, business lounges, virtual office solutions, an internal staircase connecting the floors and a balcony. The **gross annual rent will be \$735 psm**.

264 George Street, Sydney, NSW 2000

VMtech has sub-leased a 1,032 m² office floor on level 16 of the tower from *NSW Water* for **2-years**. The rent was not disclosed, however indicative rents range between **\$800-\$850 psm**.

Development Sites

July's edition of the PCA's Office Market Report have reported that seven new developments in the Sydney CBD will be completed within the next three years. Collectively, these new developments will further add just over 240,000 square metres of new office space by the end of 2019. The following provides further details of these projects, including that of Darling Square, which was recently completed in the second half of 2017:

Project Name	Address	Stage of Development	Owner	Net Lettable Area (SQM)	Completion Date
Darling Square	2 Hay Street, Haymarket, NSW 2000	Complete	APPF Commercial / First State Super	26,000	Q2 2017
International House Sydney	International House Sydney, Barangaroo, Sydney 2000	Construction	Lendlease	6,729	Q3 2017
Central Park	100 Broadway, Chippendale, NSW 2008	Construction	Frasers Property Group / Seksui House Australia	5,447	Q2 2018
Barrack Place	151 Clarence Street, Sydney, NSW 2000	Construction	Investa Office Fund	22,000	Q3 2018
Wynyard Place	10 Carrington Street, Sydney, NSW 2000	Site Works	Sovereign Wynyard Centre Pty Ltd	56,000	Q1 2019
60 Martin Place	60 Martin Place, Sydney, NSW 2000	Site Works	Investa Property Trust/Martin Place Wholesale Syndicate	38,600	Q3 2019
Quay Quarter Sydney/AMP Precinct	(QQS) 2-10, 20 Loftus & 5-17 Young Streets	DA Approved	AMP Capital Investors (AMP Wholesale Office Fund)	90,000	Q3 2019
Kindersley House	33 Bligh Street, Sydney, NSW 2000	DA Approved	Investa + Ausgrid	24,000	Mooted

Table 1 – Development Sites around Sydney CBD – Source PCA

Central Park

Located at 100 Broadway, this mix-used commercial building will provide the Southern part of Sydney's CBD with 5,447 square metres of NLA and 3,000 square metre of retail area upon its completion in 2018. The 18-level building has an average floorplate size of 3,500 square metres and some 235 vehicle spaces, with reports that it will be one of Australia's most advanced sustainable mixed-use developments. The building is located close to the University of Technology, and has multiple access points to Central Railway Station as well as the proposed George Street light rail.

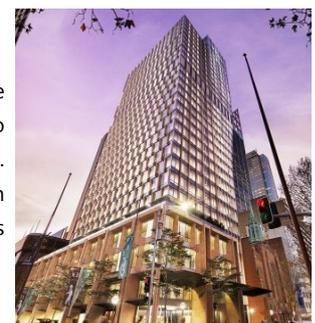


Wynyard Place

The 27-level, Premium Grade commercial building, located at 10 Carrington Street, is currently under site works and is expected to be completed by the second quarter of 2019. The building will contain 56,000 square metres of commercial space and 5,900 square metres of prime retail space that will have access to a major transport hall. The building will have an average floorplate size of 2,888 square metres and will contain some 170 vehicle spaces upon completion. National Australia Bank will be the anchor tenant, which will see them occupy 31,000 square metres of space from level 1 to level 9, and is due to move into the building mid-2020 under a twelve-year lease agreement.

60 Martin Place

Development has begun at 60 Martin Place, which will upon its completion, add 38,600 square metres of office space across 33 levels into Sydney's office market. The building will boast a flexible floorplate which ranges from 1,200 to 1,500 square metres, along with panoramic views of the Opera House, Botanical Gardens and Sydney Harbour. Lendlease Building has been appointed to construct the building, owned by Investa and Gwynvill Group, with construction expected to be completed by the third quarter of 2019. There will also be an extra 1,700 square metres of retail space, and some 69 vehicle spaces available.



Supply by Grade (Stock)

The July 2017 Office Market Report indicates that there has been an addition of approximately 83,500 square metres of office space into Sydney CBD's office market. This is however offset by nearly 76,000 square metres of space withdrawals over the same period. In total, Sydney CBD's office supply increased by approximately 6,500 square metres to 5,086,316 square metres. All of the supply additions to Sydney's office market stemmed from the construction of Premium Grade and A Grade spaces, which added 5,135 square metres and 55,353 square metres, respectively, into the office market. Total Premium office space increased to 1,124,107 square metres, whilst total A Grade office space increased to 1,864,975 square metres. Office space were withdrawn from B Grade, C Grade and D Grade office stocks, which declined by -23,214 square metres, -29,367 square metres and -1,490 square metres, respectively. As at July 2017, total B grade office stock stands at 1,416,735 square metres, C Grade office stock stands at 496,363 square metres and D Grade stock stands at 184,136 square metres.

The capital city is expected to go through a period of historical low until the next tranche of supply comes through between 2018 and 2019. A combination of refurbishments and new developments to be completed by 2019 will bring in a further 410,630 square metres of office space in to Sydney's tight office market. Notably developments include Wynyard Place, which is expected to add 56,000 square metres into Sydney CBD's office stock upon completion in 2019+; Barrack Place, which will add 22,000 square metres in space upon completion in 2018; and Quay Quarter Sydney/ AMP Precinct, which will add 90,000 square metres of office space upon completion in 2019+. The additions of these plus other office towers into Sydney CBD's landscape will provide more options for office tenants across the capital city, though strong competition is expected amongst landlords to secure tenants as supply increases over the next two years.

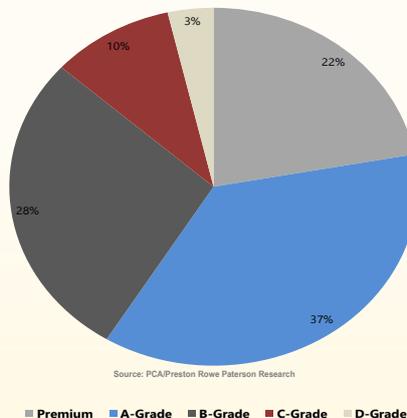


Chart 1– Sydney CBD Office Stock by Grade —Source— PCA

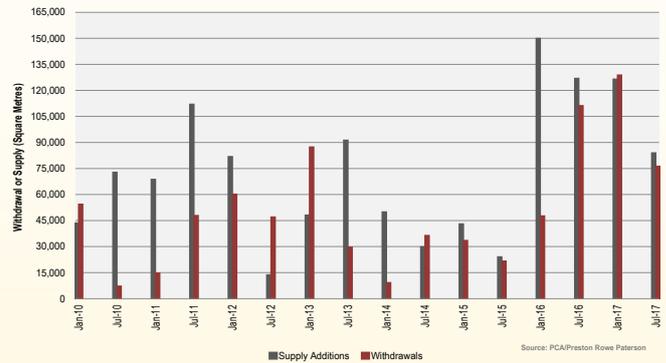


Chart 2– Sydney CBD Supply and Withdrawals of office stock —Source— PCA

Net Absorption

Over the six months to July 2017, Sydney CBD's office market absorbed 22,216 square metres of net office space, which equates to 0.5% change in occupied stock. When we look at the twelve months to July 2017, the office market had lost 7,727 square metres of net office space, which led to a decline of 0.2% in occupied stock over the period.

When we look at Premium Grade offices around Sydney CBD, the twelve months to July 2017 resulted in 82,573 square metres of net absorption. Furthermore, the Premium Grade office market experienced an increase of 8.8% in occupied stock over the same period. There were 69,267 square metres of A Grade space absorbed over the period, and a 4.0% change in occupied stock over the twelve months to July 2017. There were -101,466 square metres in net absorption of B Grade office space over the twelve months to July, which led to a decline of -7.1% in occupied B Grade stocks. C Grade stock experienced a decline of 56,594 square metres in net absorption over the twelve months, which led to a decline of -10.9% in occupied stock. D Grade stock experienced a decrease of -1,507 square metres in net absorption, which led to a decline of -0.8% in occupied stock over the twelve months to July 2017.

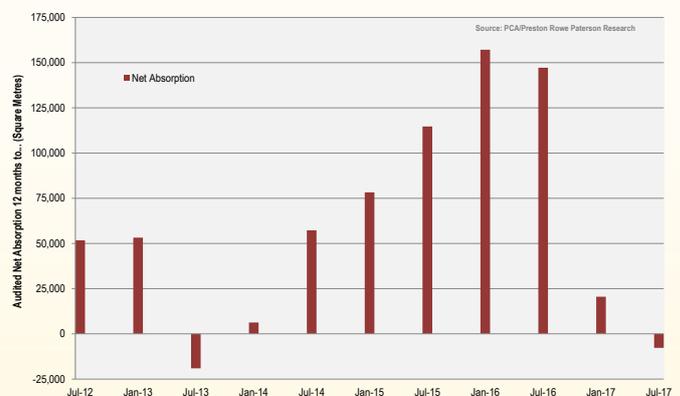


Chart 3– Sydney CBD Office Net Absorption over the 12 months to July 2017— Source— PCA

North Sydney

Investment Activity

Preston Rowe Paterson Research recorded the following major sales transactions that occurred over the three months to September 2017:

116 Miller Street and 173 Pacific Highway, North Sydney, NSW 2060

Joint owners, *Property Bank Australia, Security Capital Corporation* and *RG Property* have sold the commercial office building for **\$135 million** to a private investor. The 2,304 m2 site features an A-grade modern, 11,368 m2 office and retail building. The building is currently leased to the **Commonwealth Bank, ANZ, and National Australia Bank** with an average lease expiry of 3.4-years. The sale reflects a **rate of \$11,875 psm of lettable area**. North Sydney is located 3.8 km north of the Sydney CBD.

8 West Street, North Sydney, NSW 2060

A private investor has acquired the 6,023 m2 office tower for **\$60 million** on a sub **5.5% yield**. The property has an annual rent income of \$3.2 million from the leases. The B-Grade building also has future development potential, which can yield a floor space of 6,900 m2, four retail suits and 70 residential apartments. The sale reflects a **rate of \$9,962 psm lettable area**. North Sydney is located 3.8 km north of Sydney CBD.

Development Sites

July's edition of the PCA's Office Market Report indicate that there are two developments in the North Sydney office market that are currently under construction or site works. Upon completion in 2019, these developments will add more than 87,000 square metres of office space into North Sydney's office market. The details of these developments are outlined below:

Project Name	Address	Stage of Development	Owner	Net Lettable Area (SQM)	Completion Date
100 Mount Street	100 Mount Street, North Sydney, NSW 2060	Construction	DEXUS Property Group	42,000	Q1 2019
Shopping World Site	1 Denison Street, North Sydney, NSW 2060	Site Works	Winten property Group	45,720	Q1 2019

Table 2 – Development Sites of commercial space in North Sydney – Source PCA

100 Mount Street

The project at 100 Mount Street is currently under construction and is expected to deliver 42,000 square metres of Premium Grade office buildings, along with 400 square metres of retail space. Two existing buildings (90 and 100 Mount Street) were demolished to make way for the 34 level office building, that will include 6 basement levels and 2 ground level retail space. The building will have an average floor plate size of 1,250 square metres and some 113 vehicle spaces. The project is due to be completed in the first quarter of 2019, and once complete, will become the tallest building in North Sydney designed to have a 5-Star Green Star Design.



Shopping World Site

Winten Property Group's project at 1 Denison Street will provide North Sydney with 45,720 square metres of NLA, including 2,700 square metres of retail area over 32 levels. The building will have an average floorplate size of 1,850 square metres, will contain some 150 vehicle spaces. The Shopping World Site will become one of North Sydney's tallest towers upon completion.

Supply by Grade (Stock)

North Sydney's office market experienced no change over the six months to July 2017, with no supply additions and withdrawals recorded over the period. Premium Grade stock remains unchanged at 36,500 square metres. The supply of Premium Grade stock has remained unchanged in the last eight years, and currently takes up 4.4% of total stock in North Sydney's office market. A Grade stock, as at July, stands at 224,307 square metres and currently takes up 27.3% of total stocks in North Sydney. We note that total A Grade stock had increased by 47% when compared to July 2009, after halving from six months prior from January 2009. B Grade stock remains at 410,504 square metres, or 50% of total office stock. North Sydney had always been dominated by B Grade stocks, with current level of stocks having not changed dramatically when compared to the last twenty five years. C Grade and D Grade stocks in North Sydney remain unchanged at 138,253 square metres and 12,932 square metres respectively. Their respective shares of North Sydney's office market stand at 17% and 1.6%.

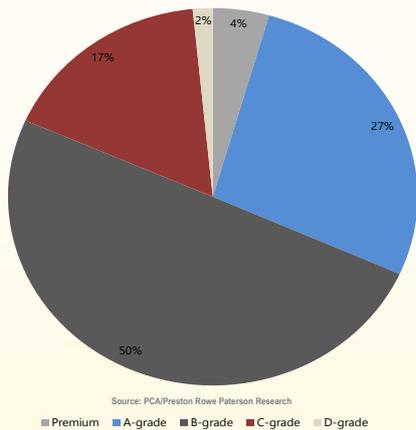


Chart 4— North Sydney Office Stock by Grade —Source— PCA

Net Absorption

Over the six months to July 2017, North Sydney's office market absorbed 6,985 square metres of net office space, which led to a change of 0.9% in occupied stock. Over the twelve months to July 2017, 32,883 square metres of space was absorbed, resulting in a 4.5% change in occupied stock.

Premium Grade stock in North Sydney absorbed 12,051 square metres of net office space over the twelve months to July 2017. This has led to a 66.6% change in occupied stock over the period. A Grade stock absorbed a further 38,876 square metres of space, which had led to an increase of 22.1% in occupied stock. B Grade stock experienced a decline of 14,918 in net absorption over the period, which led to a decrease of -3.8% in occupied stock. When we look at C Grade and D Grade stocks, respective declines of -3,119 square metres and -7 square metres in net absorption were recorded. Inevitably, C Grade stock experienced a decline of 2.3% in occupied stock, whilst D Grade stock experienced a decline of -0.1% in occupied stock over the twelve months to July 2017.



Chart 5— North Sydney Net Absorption of Offices in the 12 months to July 2017— Source— PCA

Development Sites

Project Name	Address	Stage of Development	Owner	Net Lettable Area (SQM)	Completion Date
St Leonards Square	472-494 Pacific Highway	Construction	Mirvac Group	3,000	Q4 2019
Gore Hill Technology Park - Building D1	219-247 Pacific Highway	DA Approved	Lindsay Bennelong Development	16,000	Mooted
Gore Hill Technology Park - Building D2	219-247 Pacific Highway	DA Approved	Lindsay Bennelong Development	15,000	Mooted
Gore Hill Technology Park - Buildings D3	219-247 Pacific Highway	DA Approved	Lindsay Bennelong Development	15,000	Mooted
Electroboard	18-20 Atchison Street	DA Applied	Electroboard	2,300	Mooted

Table 3— Development Sites of commercial space in Crows Nest/ St Leonards – Source PCA

Supply by Grade (Stock)

Total supply in the Crow's Nest/ St Leonards Office Market experienced little changes over the six month to July 2017. A Grade, B Grade and D Grade building stocks experienced no change over the period. A Grade stock remains at 102,699 square metres or 32.7% of total stock. B Grade stock remains at 63,377 square metres of space, or 20.2% and D Grade stock remain at 12,569 square metres or 0.04%. C Grade office stock declined by 1,525 square metres to 135,372 square metres. C Grade office stock still takes up the largest share of Crow's Nest/ St Leonards total office stock at 43.1%.

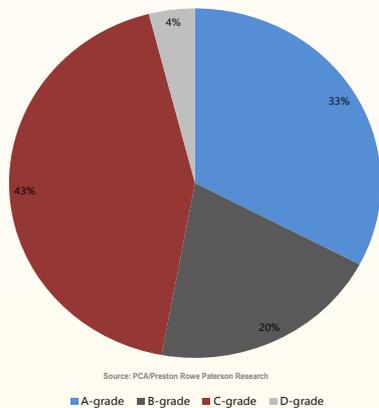


Chart 6— Crows Nest/ St Leonards Office Stock by Grade —Source— PCA

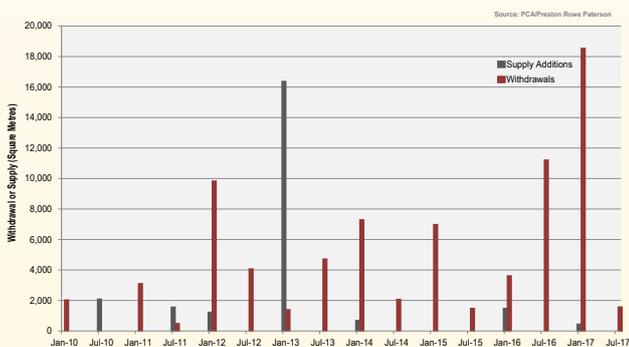


Chart 6— Crows Nest/ St Leonards Supply and Withdrawals of office stock —Source— PCA

Net Absorption

The Crow's Nest/St Leonards office market experienced a decline of -8,148 square metres in net absorption over the six months to July 2017. Furthermore, when we look at the twelve months to July, a decline of -31,026 square metres in net absorption was recorded, resulting in a decline of 10.2% in total occupied stocks over the period.

A Grade office stock in Crow's Nest/ St Leonards experienced a decline of -12,336 square metres in net absorption over the twelve months to July 2017. This equates to a decline of 12.4% in occupied stock over the period. When we look at B Grade stock, a decline of -10,080 square metres of net absorption was recorded, which led to a decline of -15.8% in occupied B Grade stock. C Grade stock experienced negative net absorption of -9,068 square metres over the twelve months to July 2017, which led to a decline of -6.9% in occupied stock over the same period. When we look at D Grade stock in the Crow's Nest/ St Leonards office market, 458 square metres of net absorption was recorded, which led to a 4.3% change in occupied stock over the same period.



Chart 7— Crows Nest/ St Leonards Net Absorption of Offices in the 12 months to July 2017—Source— PCA



Parramatta

Supply by Grade (Stock)

Parramatta's office stock remained largely unchanged over the six months to July 2017. A Grade, B Grade and C Grade office stock all remain unchanged over the period. Currently there is 299,617 square metres of A Grade stocks, taking up 42.4% of total office stock in Parramatta. There are 219,303 square metres of B Grade stocks, taking up 31.1% of total office stock, whilst the 100,373 square metres of C Grade stock takes up 14.2% of total office space. D Grade stock declined by 767 square metres to 87,039 square metres, which currently takes up 12.3% of Parramatta's total office stock.

Net Absorption

The six months to July 2017 led to a negative net absorption of -212 square metres, resulting in no change in occupied stock over the period. Over the twelve months to July 2017, Parramatta experienced 24,334 square metres in net absorption, which has led to a 3.7% change in occupied stock over the period.

A Grade office stock in Parramatta absorbed 26,070 square metres in net space over the twelve months, which led to a 9.5% change in occupied stock over the period. When we look at B Grade stock, 1,056 square metres of space was absorbed, which led to a 0.5% increase in occupied B Grade stock over the period. C Grade stock in Parramatta recorded a decline of -598 square metres in net absorption, which has led to a decline of -0.7% in occupied stock over the twelve months to July 2017. D Grade stock recorded a decrease of -2,194 square metres in net absorption over the twelve months, which has led to a decline in -2.6% in occupied stock.

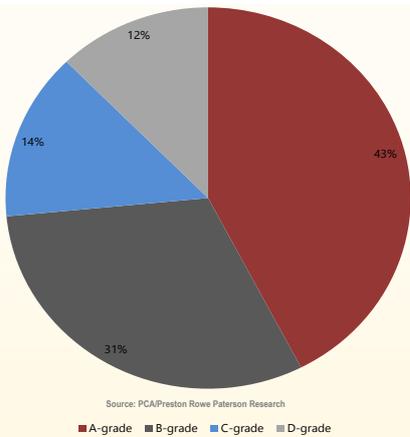


Chart 8– Parramatta Office Stock by Grade —Source— PCA

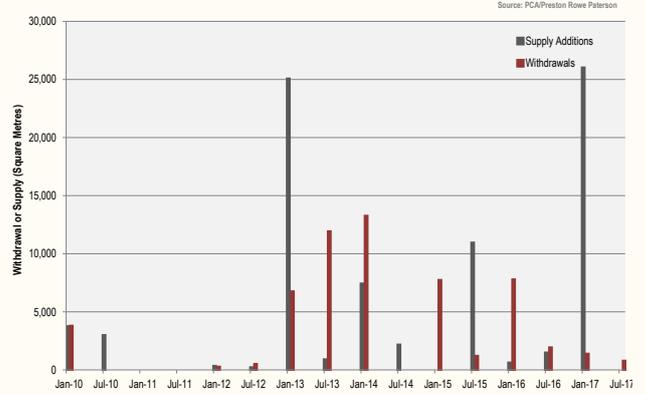


Chart 9– Parramatta Supply and Withdrawals of office stock —Source— PCA

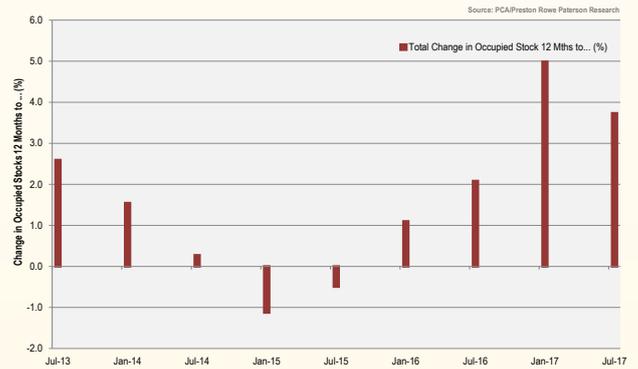


Chart 10– Parramatta Office Vacancy Rate —Source— PCA



North Ryde/ Macquarie Park

Investment Activity

Preston Rowe Paterson Research recorded the following sales transactions that occurred during the three months to September 2017:

8 Khartoum Road, Macquarie Park, NSW 2113

Goodman Group has sold a 12,000 m2 building for **\$95.3 million** to a private investor. The six-level building is currently anchored by Fuji Film and Fuji Xerox with leases until 2027. The property features an onsite café and parking. The sale reflects a **rate of \$7,942 psm lettable area**. Macquarie Park is located 15.7 km north-west of Sydney's CBD.

25 Ryde Road, Pymble, NSW 2073

A private investor has bought a three-level office building for **\$12 million**. The 5,996 m2 building sits on a 4,455 m2 site. The building comprises a centre lift and onsite vehicle parking. The sale reflects a **rate of \$2,002 psm of lettable area**. Pymble is located approximately 17.1 km north-west of Sydney's CBD.

Supply by Grade (Stock)

The North Ryde/ Macquarie Park office market experienced some changes over the six months to July 2017. A Grade stock increased by 9,430 square metres over the six months, reaching 650,050 square metres or 74.4% of total office space in North Ryde/ Macquarie Park. In contrast, there was a decline of -14,687 square metres in B Grade stock to 205,537 square metres. As at July, B Grade stock takes up 23.5% of total office space in the area. C Grade and D Grade stock remain unchanged over the period, at 15,385 square metres and 2,721 square metres respectively. C Grade stock takes up 1.8% of total office space, whilst D Grade stock takes up 0.3%.

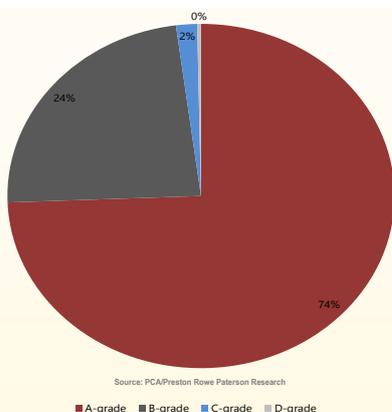


Chart 13— North Ryde/ Macquarie Park Office Stock by Grade —Source— PCA

Net Absorption

Macquarie Park recorded a negative net absorption of -13,348 square metres over the six months to July 2017. Over the twelve months to July 2017, a negative net absorption of -20,823 square metres was recorded, resulting in a 2.5% decline in occupied stock over the period.

A Grade office market in Macquarie Park recorded 912 square metres in net absorption over the twelve months to July 2017, which led to an increase of 0.1% in occupied stock over the same period. When we look at B Grade buildings, a negative net absorption of -21,485 square metres was recorded, which ultimately led to a decrease of -11.0% in occupied stock. C Grade stock recorded a negative net absorption of -250 square metres, which resulted in a decline of -1.8% in occupied stock over the twelve months to July 2017. No change in net absorption in Macquarie Park's D Grade office market was recorded over the twelve months to July.

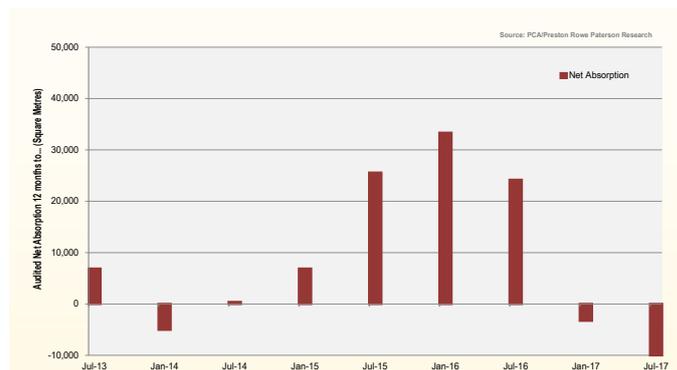


Chart 14— North Ryde/ Macquarie Park Office Vacancy Rate —Source— PCA



Parramatta

Development Sites

Project Name	Address	Stage of Development	Owner	Net Lettable Area (SQM)	Completion Date
Westfield Parramatta Development	159-175 Church Street, Parramatta, NSW 2150	DA Approved	Scentre Group	35,000	Mooted
105 Phillip Street	105 Phillip Street, Parramatta, NSW 2150	Construction	DEXUS Property Group	25,000	Q2 2018
Parramatta Square (Stage 3)	153 Macquarie Street, Parramatta, NSW 2150	Site Works	Parramatta City Council / Walker Corporation	46,000	Q1 2019
Parramatta Square (Stages 4 & 6)	30 Darcy Street, Parramatta, NSW 2150	Site Works	Parramatta City Council	110,000	Q4 2019

Table 4— Development Sites of commercial space in Parramatta— Source PCA

North Ryde/ Macquarie Park

Development Sites

Project Name	Address	Stage of Development	Owner	Net Lettable Area (SQM)	Completion Date
8 Khartoum Road	8 Khartoum Road, Macquarie Park, NSW 2113	Complete	Undisclosed	10,800	Q2 2017
95 Waterloo Road	95 Waterloo Road, Macquarie Park, NSW 2113	DA Applied	Undisclosed	14,874	Mooted
45 Waterloo Road	45 Waterloo Road, Macquarie Park, NSW 2113	DA Applied	Undisclosed	25,000	Mooted
11 Talavera Road	11 Talavera Road, Macquarie Park, NSW 2113	DA Applied	DEXUS Property Group	32,000	Mooted
8-12 University Avenue	8-12 University Avenue, Macquarie Park, NSW 2109	DA Applied	Undisclosed	50,000	Mooted
31-35 Epping Road	31-35 Epping Road, Macquarie Park, NSW 2113	DA Applied	Harvey Norman Group	14,477	Mooted
Cnr Lane Cove Road & Waterloo Road	396 Lane Cove Road, Macquarie Park, NSW 2113	Early Feasibility	Frasers Property / Winten Property Group	74,000	Mooted
Epicentre (Riverside Corporate Park)	Lot 8 Julius Avenue (Incl Lot 9), North Ryde, NSW 2113	DA Approved	ISPT Pty Ltd	34,194	Mooted

Table 5— Development Sites of commercial space in North Ryde/ Macquarie Park— Source PCA



Chatswood

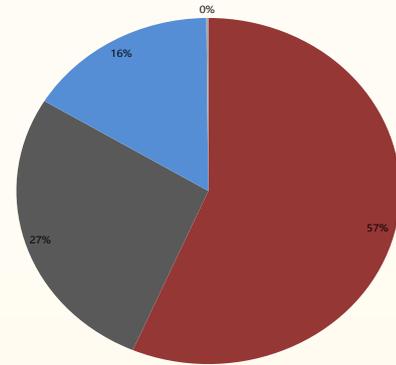
Supply by Grade (Stock)

For over eighteen months, the Chatswood office market has not experienced any supply additions or withdrawals in office space. Total A Grade office stock takes 56.4% of total space for the July 2017 half, with a total of 157,412 square metres in space. B Grade follows, taking up 27.3% of total space with 76,046 square metres of space. C Grade and D Grade office stock take up the remaining shares, with a respective share of 16.1% and 0.1% of total space. There are currently 45,007 square metres of C Grade space and 454 square metres of D Grade space in Chatswood's office market.

Net Absorption

Chatswood's office market recorded 2,403 square metres of net absorption over the six months to July 2017. When we look at absorption over the twelve months to July 2017, Chatswood recorded a negative net absorption of -907 square metres, which resulted in a decline of -0.3% in occupied stock over the period.

A Grade office market in Chatswood recorded a negative net absorption of -733 square metres, which ultimately led to a decline of -0.5% in occupied stock over the twelve months to July 2017. B Grade office stock recorded 738 square metres of net absorption over the twelve months to July 2017, which resulted in a 1.1% increase in occupied stock over the period. C Grade stock recorded a negative net absorption of -458 square metres, which led to a decline of -1.0% in occupied stock. When we look at D Grade office stock, a decline of 454 square metres of net absorption was recorded, which resulted in a decline of -100% in occupied stock over the twelve months.



Source: PCA/Preston Rowe Paterson Research

■ A-grade ■ B-grade ■ C-grade ■ D-grade

Chart 11- Chatswood Office Stock by Grade —Source— PCA



Source: PCA/Preston Rowe Paterson

■ Net Absorption

Chart 12- Chatswood Office Vacancy Rate —Source— PCA

RETAIL STATISTICS

Australia's retail industry will experienced some dramatic changes over 2017, notably from the influx of international retailers and the expansion of technology into the industry creating drastic changes to the relatively small and stable domestic market. Globally, economics growth is currently slowly getting back on track, notably influenced by the rapid growth in Asia. This usually has a flow on effect on the Australian economy due to our strategic trading partnerships, and hence, will have a positive flow on effect on exports and growth in international tourism.

The Australian Bureau of Statistics (ABS) Retail Trade Figures released for September 2017 indicate total turnover in September in New South Wales stands at \$8,407.5 million. This figure signifies an increase of 0.2% in turnover from the previous month, and a 2.3% increase from twelve months prior. New South Wales was amongst some of the states and territories that recorded increases in seasonally adjusted retail turnover over the month, with Queensland (+0.3%), South Australia (+0.7%), Tasmania (+0.6%) and the Australian Capital Territory (+0.1%) all recording positive growths over the period. Western Australia (-1.3%) and the Northern Territory (-1.7%) recorded declines in seasonally adjusted turnovers over the month, whilst Victoria recorded no change over the period.

When we look at the various retail groups, Department stores' turnovers recorded the strongest growth of 2.9% over the month to a turnover of \$511.2 million. This was followed by turnovers in Food retailing and Café, restaurants & takeaway food services, which increased by 1.1% and 0.3% respectively. Food retailing turnover increased to \$3,294.8 million over the month, whilst Café, restaurants & takeaway food services turnover increased to \$1,265.8 million. In contrast, Other retailing recorded a decline of -2.4% in turnover over the month down to \$1,139.1 million. Household goods and Clothing, footwear and personal accessory retailing experienced respective declines of -0.1% and -0.6% over the month. Household goods turnover for September stands at \$1,432 million, whilst Clothing, footwear and personal accessory retailing turnover stands at \$764.6 million.

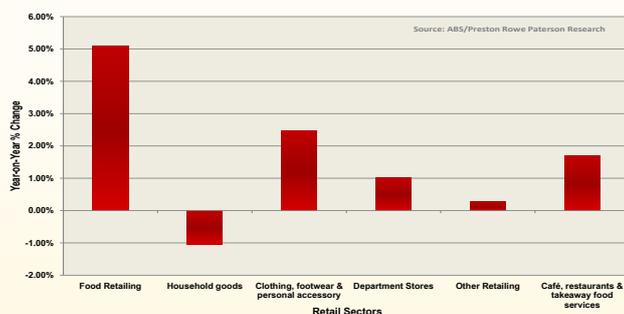


Chart 15—Year on Year % change to September 2017 of retail subgroups—Source—ABS



Chart 16—New South Wales Retail Turnover—Source—ABS

Online Retail

The Australian & New Zealand Standard Industrial Classification (ANZSIC) defines 'retail trade' as "the purchase and on-selling, commission-based buying, and commission-based selling of goods, without significant information, to the general public".

National Australia Bank's latest release of the Online Retail Sales Index indicates that over the month to August, online sales increased by a seasonally adjusted 1.7%, which the bank has stated to be 'beyond the usual' seasonal pattern for August. Furthermore, when looking at year-on-year changes, a strong 10.3% growth was recorded when compared to online sales from last year. National Australia Bank estimated consumers have spent approximately \$23.28 billion over the twelve months to August 2017- a figure that is equivalent to 7.5% of the spending in traditional retailers (as measured by the Australian Bureau of Statistics in the twelve months to July 2017).

Over the year to August 2017, Games & toys (+21.7% year-on-year), Food catering (+18%), Daily deals (+12.8%) and Grocery & liquor (+9.3%) all experienced strong growths. A slow-down, albeit still strong growths, were recorded for Homeware & appliances (+11.7% year-on-year), Personal & recreational (+1.4%) and Fashion (+0.6%).

RETAIL MARKET

Investment Activity

Preston Rowe Paterson Research recorded the following significant retail transactions that occurred in the Sydney metropolitan areas during the three months to September 2017:

23 Steel St, Newcastle West, NSW 2302

SanSuper has purchased **Marketown Shopping Centre** for **\$163 Million**. The 26,000 m² shopping centre spans over two separate sites which are connected by a 920-space car park. The centre is currently anchored by **Dan Murphy's, Office Works, Coles, Woolworths** and **Big W** and has a further 58 retail stores. The sale reflects a **rate of \$6,269 psm of lettable area**. Newcastle West is located approximately 2 km west of New Castle CBD.

166-174 Military Road, Neutral Bay, NSW 2089

Ian Levi has acquired **Grove Shopping Mall** for **\$25.3 Million**. The 1,088 m² mixed use site has 15 tenancies and is anchored by **Woolworths** supermarket and a large carpark. The sale reflects a **rate of \$23,254 psm of site area**. Neutral Bay is located 4.8 km north of Sydney CBD.

The Muir Family Sales Wrap

After selling **The Good Guys** retail chain for \$870 million last year to **JB HI-FI**, the *Muir Family* have sold 9 retail centres for a combined **\$92 million** to local investors with a further 6 more centres to be sold which are spread across Queensland, NSW and Victoria. The largest of the properties was the 12,040 m² Caringbah, NSW site which sold for \$30 million. The 9 centres that have sold have **yields ranging from 6.25% to 8%**. There is a WALE of 5-10 years for the 15 properties.

20 Victoria Rd, North Parramatta NSW 2150

Cook Property Group has acquired the strata titled shopping centre for **\$41.32 million** on a **5.7% yield** from *Centennial Property Group*. **Entrada Shopping Centre** was developed in 2011 and is anchored by **Coles Supermarket** which has a 20-year remaining lease. There is a mixed variety of retailers with a WALE of 10-years. North Parramatta is located approximately 23 km west of Sydney CBD.

1 Parsons Road, Lisarow, NSW 2250

Primewest has bought **Lisarow Plaza** for **\$29.1 million** on a **6.22% yield**. The mall has 5,250 m² of lettable area and is anchored by **Coles** which has a newly signed 20-year lease. There are a further 16 specialty tenants namely; **Liquorland, Alans Quality Meats** and **Chemist Outlet**. The sale reflects a **rate of \$5,543 psm lettable area**. Lisarow is located approximately 69.7 km north of Sydney's CBD.

4 Defries Avenue, Zetland, NSW 2017

Mirvac has acquired the remaining 50.1% interest in **East Village Shopping Centre** for **\$155.3 million** from *PAYCE Consolidated*. The centre has 32,863 m² of lettable area and is anchored by **Coles Supermarket** along with a further 55 retailers. There is also some 680 parking spaces and ample cycle parking. Zetland is located approximately 4.5 km south of Sydney's CBD.

18/7 Macquarie Street, Sydney NSW 2000

The *Kazal* family has sold **Buckley's Craft Beer Bar** for **\$21.5 million** on a **4% yield**. The property is currently leased to *Management International Group* with options until 2024. The 408 m² property has 137 m² of mezzanine space and 256 m² of lower ground promenade. The strata titled restaurant has a commercial kitchen as well as a walk in cold storage, private staff meeting rooms and a basement. The sale reflects a **rate of \$ 52,696 psm of lettable area**.

Leasing Activity

Preston Rowe Paterson Research recorded the following significant leasing transaction that occurred in the Sydney metropolitan areas during the three months to September 2017:

2 Pattys place, Penrith, NSW 2751

Provincial Home Living agreed to lease a store within the **Penrith Homemaker Centre** on a **7-year** lease. The net annual rent is **\$350 psm**. Penrith is located 53.5 km north-west of Sydney CBD.

173 Canterbury Road, Bankstown, NSW 2200

Focus on Furniture will lease 3,365 m² of retail space for **7-years** at the **Home Focus Bankstown** retail centre. The **annual rent is between \$200 and \$300 psm**. Bankstown is located approximately 18.4 km south-west of Sydney's CBD.

INDUSTRIAL MARKET

Investment Activity

Preston Rowe Paterson Research recorded the following sales transactions that occurred in the Sydney metropolitan during the three months to September 2017:

1-3 Garema Circuit, Kingsgrove, NSW 2208

A private investor has acquired the 4,000 m2 site for **\$8.6 million**. The property has a 2,725 m2 warehouse/ office and has ample truck access. The sale reflects a **rate of \$3,156 psm of lettable area**. Kingsgrove is located 21 km south-west of Sydney CBD.

15 Everly Street, Chester Hill, NSW 2162

Horsefield Holdings has paid **\$5.05 million** for a 3,559 m2 industrial building. The property features a large front apron, two roller doors allowing dual access and 8 meters internal clearance. The sale reflects a **rate of \$1,419 psm**. Chester hill is located approximately 22.8 km west of Sydney's CBD.

17 Jumal Place, Smithfield, NSW 2164

BCH has sold the 28,500 m2 site for **\$19.9 million** to a private investor. The site comprises a 13,444 m2 warehouse that is fitted with a sprinkler system, large yard and has onsite parking capacity for 141 vehicles. The sale reflects a **rate of \$698 psm of land area**. Smithfield is located approximately 28.9 km west of Sydney CBD.

24 South Street, Rydalmere, NSW 2116

The 6,169m2 industrial site has sold for **\$8.75 million**. The site which has a 2,950 m2 warehouse is currently leased to Rhino Rack Australia. The sale reflects a **rate of \$1,418 psm of land area**. Rydalmere is located 20 km north-west of the Sydney CBD.

27 Lisbon Street, Fairfield, NSW 2165

Prochem Pipeline Products has sold the 5,565 m2 site for **\$5.405 million** to a private investor. The property features a 2,937 m2 warehouse and office which will be leased back to *Prochem* for one year. The sale reflects a **rate of \$1,840 psm lettable area**. Fairfield is located approximately 24.9 km west of Sydney's CBD.

150-156 McCredie Road, Smithfield, NSW 2164

Hong Australia Corporation has paid **\$23 million** to *Propertylink* for the 4.8 hectare industrial site. The site comprises a freestanding 20,236 m2 warehouse and office with 85 parking spaces. The property features 8-14 metre clearances and two docks. The sale reflects a **rate of \$1,137 psm lettable area**. Smithfield is located 28.9 km west of Sydney's CBD.

4 Ash Road, Prestons, NSW 2170

A private investor has bought a 1.61 hectare site for **\$8.8 million**. The purchaser will occupy 8,000 m2 which includes a 2,300 m2 warehouse-office. The remaining portion of the property will be developed into industrial units which have areas ranging from 150 m2 - 450 m2 and feature mezzanine offices, high internal clearances and container-height roller door access. The site will also comprise onsite vehicle parking. The sale reflects a **rate of \$5,466 per hectare**. Prestons is located approximately 34.6 km south-west of Sydney CBD.

5 Williamson Road, Ingleburn, NSW 2565

Leda Holdings has paid **\$24.75 million** for a series of freestanding warehouses. The property comprises 3 freestanding warehouses spanning 20,000 m2 of on a 4.1 hectare site. The sale reflects a **rate of \$1,238 psm lettable area**. Ingleburn is located about 50.3 km south-west of Sydney CBD.

5-7 Erith Street, Botany, NSW 2019

Cardboard Convector Pty Ltd has sold a 3,566 m2 industrial site for **\$6 million** to a private investor. The property is currently leased to **Allied Packaging** which pays \$75 psm annual rent. The property comprises a warehouse, office and yard. The sale reflects a **rate of \$1,683 psm site area**. Botany is located approximately 9 km south of Sydney CBD.

100 South Creek Road, Cromer, NSW 2099

EG has paid **\$55 million** for the 7.5 hectare land holding. The property comprises a 26,000 m2 industrial and office property featuring forklift access as well as 5 meter high roller doors. The sale reflects a **rate of \$2,116 psm lettable area**. Cromer is located 20 km north-east of Sydney CBD.

4-8 Sylvania Way, Lisarow, NSW 2250

Propertylink have sold the 9,953 m2 property for **\$9.63 million** to a private investor. The warehouse facility is currently leased to **Interpod Offsite** which pays \$852,000 annual rent. The sale reflects a **rate of \$968 psm site area**. Lisarow is located approximately 69.7 km north of Sydney CBD.

476 Gardeners Road, Alexandria, NSW 2015

A group of private investors have sold the 1,238 m2 industrial unit within the **Century Estate Complex** for **\$5.61 million** on a **5.2% yield**. The property comprises container height roller shutter doors and capacity for some 13 vehicles. The sale reflects a **rate of \$4,532 psm lettable area**. Alexandria is located 3.9 km south of Sydney CBD.



Leasing Activity

Preston Rowe Paterson Research recorded the following leasing transactions that occurred during the three months to September 2017 in New South Wales's Industrial property market:

71-75 Marigold Street, Revesby, NSW 2212

Network Building Supplies has leased a 10,177 m2 warehouse for **10-years** from *Barry Property Trust*. The lessee will pay a **gross annual rent of \$1.22 million showing \$119.88 psm**. Revesby is located approximately 21.9 km south-west of Sydney CBD.



9 Ormby Place, Wetherill Park, NSW 2164

Husqvarna Construction Products has agreed to lease the 1,910 m2 warehouse and office property for **\$117 psm** on a **3-years** lease with options. The property features an 8 tonne gantry crane and container access through two large roller doors. Wetherill Park is located 31.9 km west of Sydney CBD.

6 Carter Street, Homebush, NSW 2140

NAN Cables has committed to lease a 4,372 m2 industrial site for **5-years**. The lessee will pay a **net annual rent of \$135psm**. Homebush is located approximately 13.7 km west of Sydney's CBD.

5/2 Giffnock Avenue, St Leonards, NSW 2065

Till Group Pty Ltd, has contracted to lease a 1,040 m2 warehouse-office from *Holdmark*. The leased property has ample space for parking, heavy vehicle access and container loading facilities. The tenant will pay a **net annual rent of \$214 psm**. St Leonards is located approximately 6.6 km north of Sydney's CBD.

122 New Road, Wetherill Park, NSW 2164

Northline Transport will lease the 8,684 m2 property for **4-years** from landlord *Propertylink*. The property comprises a 35-metre hardstand forecourt, a 306 m2 office split over two levels and an internal clearance of 11.2 metres. The tenant will **pay an annual rent of \$117.50 psm**. Wetherill Park is located approximately 31.9 km west of Sydney CBD.



202 Fairfield Road, Yennora, NSW 2161

Man Diesel & Turbo Australia will lease a 3,100 m2 warehouse for **10-years** from *FifeCapital*. The warehouse is a purpose built facility which comprises two 12.5 tonne cranes, a high tech workshop and fuel tank cooling tower. The tenant will **pay an annual rent of \$507,085 showing \$164psm**. Yennora is located 25.2 km west of Sydney CBD.

407 Victoria Street, Wetherill Park, NSW 2164

Landlord *Mapletree* will lease a 3,830 m2 warehouse to an online business. The ten-ant will **pay an annual rent of \$410,614 showing \$107 psm**. Wetherill Park is located 31.9 km west of Sydney CBD.

60 Wallgrove Road, Eastern Creek, NSW 2766

Sheldon and Hammond have agreed on terms to lease a 31,000 m2 warehouse for **10-years** in *Mirvac's Calibre Estate*. The net rent was not disclosed; however indicative rents are between **\$115-\$135 psm**. Eastern Creek is located 36.3 km north-west of Sydney CBD.



2B Factory Street, Granville, NSW 2142

Lanxess will lease a 3,782 m2 warehouse property for **5-years** with options. The tenant will **pay an annual rent of \$125 psm**. Granville is located approximately 22.2 km north-west of Sydney CBD.

RESIDENTIAL MARKET

Building Approvals

Building Approval statistics from the Australian Bureau of Statistics indicate that total building approvals in the Greater Sydney region increased by 29.4% over the month to September, from a total of 4,190 approvals in August to 5,422 approvals in September. When we compare September's figure to twelve months prior, an annual increase of 4.5% was recorded for total building approved. Total buildings approved to be constructed for the first nine months of the year stand at 40,075, of which 13,406 (or 30.3%) are approvals for the construction of houses, and 26,669 (or 69.7%) are approvals for the construction of apartments and other dwellings.

Total approvals for the construction of houses in the Great Sydney region for September stand at 1,603, a 3.5% increase from the previous month. This figure represents an increase of 0.3% over the last twelve months. Total approvals for the construction of apartments and other dwellings during the month of September stand at 3,819. This figure represents an increase of 44.6% over the month, and a 6.4% increase when compared to twelve months prior.

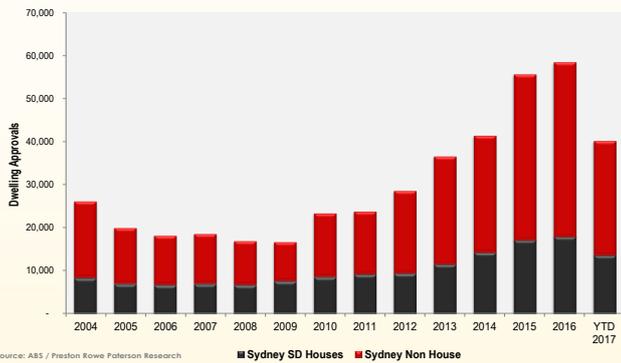


Chart 17 - Sydney SD Dwelling Approvals - Source ABS

Market Affordability

The Real Estate Institute of Australia's quarterly review of Australia's property market indicates that over the June quarter, overall house price in Sydney increased by 2.3% to a median price level of \$1,194,200. This figure represents an annual increase of 14.2%. When we look at Inner Sydney house prices, median price had declined by 3.6% over the June quarter (+10.6% over the year) to \$2,000,000. There were 1,441 sales recorded, with sale prices ranging from \$1,575,000 and \$2,800,000. In Middle Sydney, 2,961 sales were recorded with sale prices ranging from \$1,000,000 and \$2,060,000. Median house price in the region increased by 3.6% over the quarter

(17.4% over the year) to \$1,420,000. Outer Sydney recorded 7,969 sales over the period, with sale prices ranging from \$648,000 and \$1,200,000. Median house price increased by 5.3% over the quarter (14.2% over the year) to \$811,000.

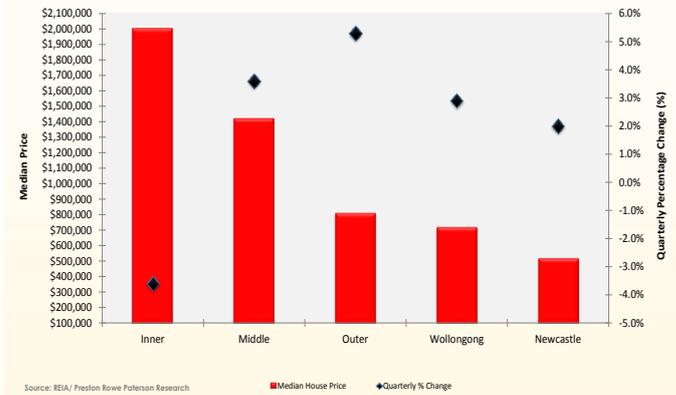


Chart 18 - Median House Price by Zone - Source REIA

When we look at sales of other dwellings in Sydney, median price increased by 2.9% over the quarter and 11.4% over the year to reach \$764,400. When we look at Inner Sydney, median price had increased by 1.6% over the quarter to \$940,000. This figure represents an annual increase of 10.6%. There were 2,717 sales recorded over the quarter, with sale prices ranging from \$742,000 and \$1,300,000. Middle Sydney recorded 2,525 sales over the period, with sale prices ranging from \$580,000 and \$880,000. Median sale price in Middle Sydney increased by 0.6% over the quarter (4.8% over the year) to \$702,300. Outer Sydney recorded 1,856 sales over the period, with median sale price in this region increasing by 3.2% over the quarter to \$640,500. Sale prices over the period ranged from \$648,000 and \$835,000.

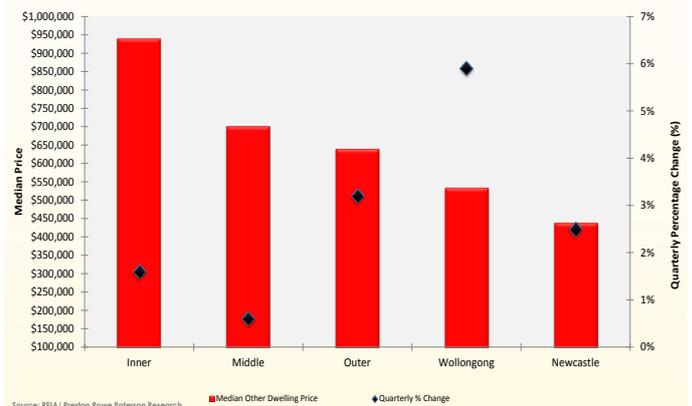
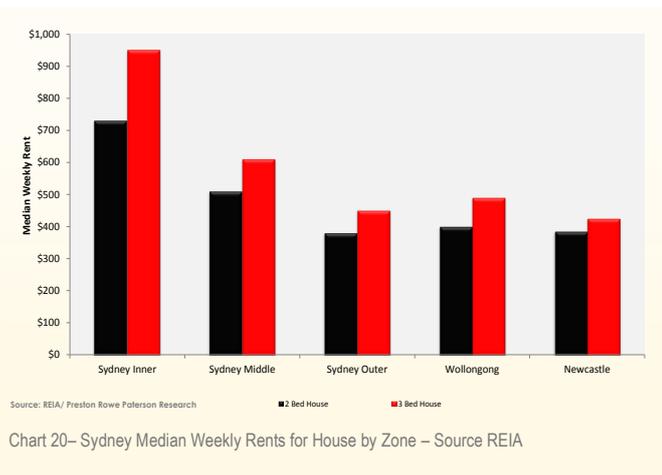


Chart 19 - Median Price for Other Dwellings by Zone - Source REIA

Rental Market

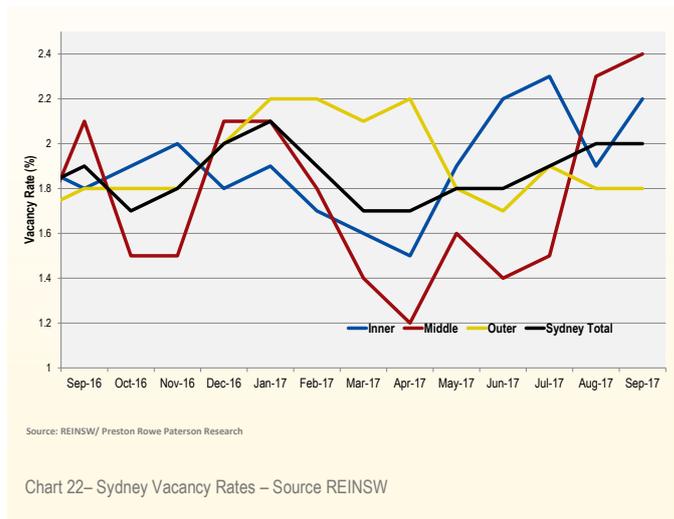
Over the June quarter, Sydney experienced varying changes in their median weekly house rents, with the highest increase stemming from Inner Sydney's 3 bedroom houses and largest decline stemming from Middle Sydney's 2 bedroom houses. Median rent for Inner Sydney's 3 bedroom houses increased by 5.6% to \$950, whilst median rent for 2 bedroom houses in Middle Sydney declined by -1.9% to \$510. Positive rental growth was recorded for Inner Sydney's 2 bedroom houses and Middle Sydney's 3 bedroom houses. Median weekly rent for Inner Sydney's 2 bedroom houses increased by 2.8% to \$730, whilst median weekly rent for Middle Sydney's 3 bedroom houses increased by 2.5% to \$610. When we look at the rental market in Outer Sydney, no change in weekly rent was recorded, with median weekly rent for 2 bedroom houses remaining at \$380, whilst median rent for 3 bedroom houses remaining at \$450.



Strong rental growth was recorded in other dwellings market in most of Sydney's metropolitan area. The strongest growth stemmed from one bedroom dwellings in Middle Sydney, which recorded a 4.3% in rental growth and resulting in median weekly rent increasing to \$490. 2 bedroom dwellings in Middle Sydney recorded a growth of 3.9% in median weekly rent to \$530, whilst median weekly rent for Outer Sydney's 1 bedroom dwellings increased by 3.9% to \$395. Outer Sydney's 2 bedroom dwellings' median weekly rent increased by 2.3% to \$450, whilst Inner Sydney's 2 bedroom dwellings' median weekly rent increased by 2.2% to \$700. 1 bedroom dwellings in Inner Sydney recorded no change in weekly median rent, remaining at \$550 for the June Quarter.



Residential Vacancy Rates



NEWCASTLE

Market Affordability

The median house price in Newcastle recorded an increase of 2.0% to \$520,000 over the June quarter. This price reflects an annual increase of 10.6%. There were 2,411 sales over the quarter, with prices ranging from \$415,000 to \$670,000. When we look at other dwellings in Newcastle, median sale price increased by 2.5% to \$440,000. This price reflects an increase of 10.3% over the year. There were 345 recorded sales, with prices ranging from \$345,000 to \$607,500.

Rental Market

Newcastle's house rental market experienced various changes in rental growths over the June quarter. Median weekly rent for 2 bedroom houses increased by 1.3% to \$385 over the quarter. In contrast, median weekly rent for 3 bedroom houses declined by -1.2% to \$425. When we look at Newcastle's other dwellings, no growth in median weekly rent was recorded for 1 bedroom dwellings, whilst 2 bedroom dwellings declined by -1.4%. As at the June quarter, median weekly rent for 1 bedroom dwellings stands at \$285, whilst rent for 2 bedroom dwellings stands at \$360.

WOLLONGONG

Market Affordability

Median house price in Wollongong recorded an increase of 2.9% over the June quarter to \$720,000. Notably, this price reflects an increase of 16.1% over the year. There were 949 sales over the three months, with sale prices ranging from \$590,000 to \$910,000. When we look at other dwellings in Wollongong, an increase of 5.9% was recorded in the June quarter, with median price increasing to \$535,000. The median sale price for the quarter reflects an increase of 9.2% over the year. There were 221 reported sales over the quarter, with sale prices ranging from \$436,700 and \$665,000.

Rental Market

Wollongong's house rental market experienced varying changes in rental growths over the June quarter, as median weekly rent for 2 bedroom houses declined by -4.8%, whilst median weekly rent for 3 bedroom houses increased by 2.1%. Median weekly rents for 2 bedroom and 3 bedroom houses stand at \$400 and \$490, respectively. When we look at other dwellings in Wollongong, median weekly rent for 1 bedroom dwellings increased by 4.6% to \$285, whilst median weekly rent for 2 bedroom dwellings declined by -1.3% to \$375.

RESIDENTIAL DEVELOPMENT

2-10 and 14 Cottonwood Crescent, Macquarie Park, NSW 2113

An offshore developer has bought the amalgamated block with 80 apartments for **\$50 million**. The 5,450 m2 block has development allowance of 65 metres high, with a floor space ratio of 4.5:1. The development site can yield approximately 25,000 sqm in mixed-use development. The site is located directly opposite Macquarie Shopping Centre. The sale reflects a **rate of \$9,174 psm site area**. Macquarie Park is located 15.7 km north-west of Sydney's CBD.

219-231 Botany Road, Waterloo, NSW 2017

Maville Group has sold the residential development site for **\$40 million** to a private developer. The 4,980 m2 site which can yield a gross floor area of 10,956 m2, has stage one approval for the development of 134 residential apartments, 95 parking spaces and ground floor retail. The sale reflects a **rate of \$298,507 per proposed apartment**. Waterloo is located 3.3 km south of Sydney CBD.

39 Chilton Parade, Warrawee, NSW 2074

Shanghai United has bought the 1 hectare villa site for an estimated **\$10 -12 million**. The site has development approval for 7 luxury designer homes that feature five bedrooms, home cinemas, designer kitchens and swimming pools. The luxury homes will likely be sold for approximately \$3.5 - \$4.2 million each. Warrawee is located 20.9 km north-west of Sydney CBD.

116-118 Herrington Road, Macquarie Park, NSW 2113

70 owners have agreed to amalgamate and sell 66 apartments and 18 town houses for about **\$150 Million**. The single strata, 1.2 hectare residential development site can yield 75-metre towers with a floor space ratio of 3.5:1 and 42,000 m2 mixed-use gross floor area including apartments. Macquarie Park is located 15.7 km north-west of Sydney's CBD.

15-21 Cottonwood Crescent, Macquarie Park, NSW 2113

A local developer has acquired four apartment blocks in-one-line transaction for **\$80 million**. The combined area of the blocks equates to 5,130 m2. Plans for the amalgamated site include a 21-level tower with 23,085 m2 of lettable area featuring 270 apartments and ground floor commercial suites. The sale reflects a **rate of \$3,466 psm proposed lettable area**. Macquarie Park is located 15.7 km north-west of Sydney's CBD.



55 Coonara Avenue, West Pennant Hills, NSW 2125

Mirvac Group has plans to develop a **\$600 million** medium-to high density residential development which will feature 400 units and 200 medium density dwellings to be completed in 2020. West Pennant Hills is located 26.3 km north-west of Sydney's CBD.

3 Ralph Street, Alexandria, NSW 2015

TX International has sold a 988 m2 residential development site for **\$8.3 million** to a local developer. The site has been DA approved for 29 apartments with basement parking. The sale reflects a rate of **\$286,207 per proposed apartment**. Alexandria is located 3.9 km south of Sydney's CBD.

40-46 Wentworth Park Road, Glebe, NSW 2037

AVP Developments has purchased the former 2,034 m2 **Glenmore Meat Co** development site for **\$23.58 million** with plans for redevelopment. The site is zoned R1 General Residential and has a Conservation Area- General heritage listing under the Sydney Local Environment Plan. The site reflects a **rate of \$11,593 psm site area**. Glebe is located approximately 2.7 km south-west of Sydney CBD.

426 Church Street, Parramatta, NSW 2150

The *Salvation Army* has acquired the potential 2,635 m2 development site for a price understood to be **\$30 million**. The B4 Mixed Use site currently features retail and office tenants and has some 90 parking spaces. The *Salvation Army* has plans to further grow and expand the ministry and has no current plans to develop the site. The sale reflects an approximate **rate of \$11,385 psm site area**. Parramatta is located approximately 23 km west of Sydney's CBD.

9-25 Commonwealth Street, Sydney, NSW 2000

A private developer, backed by off-shore investors has acquired a development site for **\$70.5 million**. The site has three street frontages and DA approval for a 32-level mixed use tower. The approval allows 10,806 m2 of lettable area which comprises; 124 hotel rooms, 52 luxury apartments and 45 parking spaces. The sale reflects a **rate of \$6,524 psm lettable area**.

130-138 Archer Road and 10a, 12 and 14 Boundary Street, Roseville, NSW 2069

Mayrin Group has paid **\$35 million** for an amalgamated residential development site. The developer has plans to develop the 6,778 m2 site into a 40 town-house project. The sale reflects a **rate of \$5,164 psm site area**. Roseville is located approximately 12.6 km north of Sydney CBD.

5 & 7 Cottonwood Crescent and 8 Lachlan Avenue, Macquarie Park, NSW 2113

Local residents have joined together to sell the 3,212 m2 site for about **\$50 million**. There are no DA applications submitted, though zoning for the site permits a floor space ratio of 4:1 and a building height limit of 45 metres. The sale reflects a **rate of about \$15,567 psm site area**. Macquarie Park is located 15.7 km north-west of Sydney CBD.

SPECIALIZED PROPERTY MARKET

Investment Activity

Preston Rowe Paterson Research recorded the following specialised property transactions that occurred in New South Wales during the September Quarter 2017:

24 Fairbairn Avenue, East Killara, NSW 2071

The Uniting Church has sold a church building and adjacent land to a private childcare operator for **\$6 million**. The 3,803 m2 site features a 617 m2 church and a separate four bedroom dwelling. The church has previously been used as a child care facility which can have a 40-child placement. The sale reflects a **rate of \$1,578 psm of site area**. East Killara is located 14.7 km north-west of Sydney CBD.

40A Cope Street, Lane Cove, NSW 2066

RetireAustralia has bought **Caroline Chisholm Retirement Village** for **\$20 million** from *PPB Advisory*. The assisted living complex has 48-units and onsite parking. The sale reflects a **rate of \$416,667 per unit**. Lane Cove is located 9.3 km north-west of Sydney CBD.

HOTELS & LEISURE MARKET

Investment Activity

Preston Rowe Paterson Research recorded the following Hotel and Leisure property transactions that occurred in New South Wales during the September Quarter 2017:

54 Peachtree Road, Penrith, NSW 2750

Boyuan Holdings has purchased **Peach Tree Inn** for **\$16 million**. The 10,055 m² site has upgraded facilities, a new beer garden; bistro and bottle shop. The sale reflects a **rate of \$1,591 psm of site area**. Penrith is located 53.5 km north-west of Sydney CBD.

Corner of Abercrombie Street and Broadway, Chippendale, NSW 2008

Impact Investment Group has sold the new **Four Points by Sheraton Sydney, Central Park** hotel for **\$156 million** to hotel magnate *Jerry Schwartz*. The *Foster + Partners* designed, 4.5 star hotel, which is set to be completed in 2018 will feature 279 guest rooms, a bar, lounge, out-door terrace, fitness centre, restaurant and convenient parking facilities. The sale reflects a **rate of \$559,140 per hotel room**. Chippendale is located approximately 2.3 km south of Sydney's CBD.

1064 Pittwater Road, Collaroy Beach, NSW 2097

Public House Management Group has sold the **Collaroy Hotel** for **\$21 million** to *Merivale Group*. The 152 m² hotel/pub features a pavilion, beach bar and dining room. The sale reflects a **rate of \$138,158 psm site area**. Collaroy is located 21.7 km north-east of Sydney's CBD.

295 Church Street, and 263 Church Street Parramatta, NSW 2150

Coronation Property has bought the **Crown Hotel** and a three level heritage office building for a combined total of **\$50 million**. The **Crown Hotel** comprises a 1,082 m² site and the heritage office building comprises 600 m² with ground floor retail. Parramatta is located approximately 23 km west of Sydney CBD.

Central Coast Highway and Lumby Drive, Bateau Bay, NSW 2261

Laundy Hotels Group has sold **Bateau Bay Hotel** for about **\$13 million** on a sub. **10% yield** to a local north coast pub group. The pub is situated on 27,000 m² of land, has extensive out door areas and 22 gaming machines. The sale reflects a **rate of about \$482 psm site area**. Bateau Bay is located 74.3 km north-east of Sydney CBD.

470 Railway Parade, Allawah, NSW 2218

White and Partners has acquired the **Allawah Hotel** for **\$30 million** from *John Feros*. The A-grade freehold hotel is situated on a 1,274 m² corner site and features a sports theatre room, licensed restaurant and bar facilities. The sale reflects a **rate of \$23,548 psm of site area**. Allawah is located approximately 15.7 km south-west of Sydney CBD.

476 High Street, Maitland, NSW 2320

The *Murphy* family has sold **The Belmore Hotel** for **\$9 million** to a local private investor. The 1,225 m² property has a large gaming area and licenced bistro. The sale reflects a **rate of \$7,347 psm site area**. Maitland is located approximately 159 km north of Sydney CBD.

1 Bay Street, Byron Bay, NSW 2481

Impact Investment Group, backed by the *Lieberman family* has paid **\$70 million** on a **6.3% yield** to *Max Twigg* for the purchase of the **Beach Hotel**. The 4,585 m² site comprises multiple bars, garden bar, bottle shop, gaming room, bistro and conference facilities is currently leased to *John Van Haandel* on a 10-year lease. The sale reflects a **rate of \$ 15,267 psm site area**. Byron Bay is located 758 km north-east of Sydney CBD.

381 Clovelly Road, Clovelly, NSW 2031

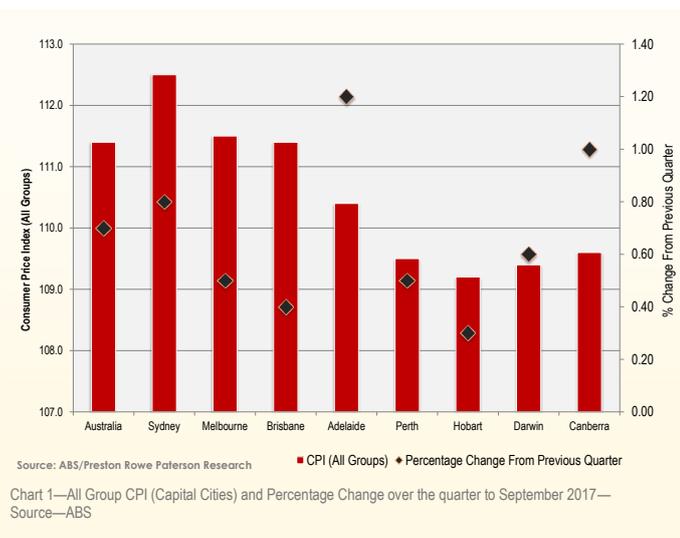
Iris Capital has sold the **Clovelly Hotel** for **\$34 million** to a local private investor. The 1,708 m² site comprises 14 hotel rooms, a beer garden, bistro, basement vehicle parking and features 15 gaming machines as well as extensive ocean views. The property is leased to **MorSo** on a 20-year lease. The sale reflects a **rate of \$19,906 psm site area**. Clovelly is located 8.3 km south-east of Sydney CBD.

Economic Fundamentals

Consumer Price Index

Consumer Price Index (CPI) increased by 0.6% over the three months to September 2017, bringing the inflation rate over the last twelve months to 1.8%. When we look at underlying inflation, which removes the volatile components of inflation and is closely more monitored by the Reserve Bank of Australia, an increase of 0.4% was recorded for the quarter- the second weakest increase ever recorded- leaving the annual rate unchanged at 1.9%. Over the quarter, strong increases stemming from the Housing group (+1.9%), Alcohol & tobacco group (+2.2%), Recreation & culture group (+1.3%) were offset by declines in Food & non-alcoholic beverages group (-0.9%), Communication group (-1.4%) and Clothing & footwear group (-0.9%).

When we look at the states and territories around Australia, All Groups CPI increased across all eight capital cities. Melbourne recorded the largest increase of 2.2%, followed by Canberra with 2.1% and Hobart with 2.0%. In contrast, Perth and Darwin recorded the lowest increase in inflation over the year to September 2017, of 0.8% and 0.6% respectively.



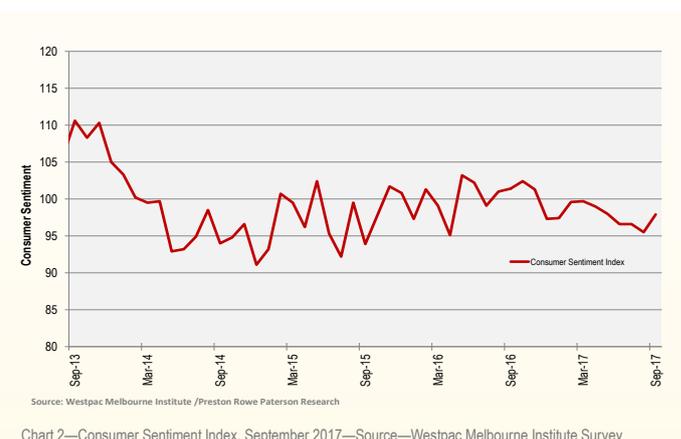
Business Sentiment

According to the National Australia Bank Business performance indicators, business conditions remain unchanged whilst business confidence performed strongly over the month to September, following declines recorded in the previous months. On the one hand, business conditions remained at +14 index points, which the National Australia Bank reports to be just below the peaks experienced prior to the GFC. The business confidence index, on the other, experienced a lift of 2 points over the month, bringing it to +7 index points and back to above long-run average.

Consumer Sentiment

The Westpac Melbourne Institute Index of Consumer Sentiment indicates an increase of 2.5% over the month to September, from 95.5 in August to 97.9 in September 2017. A reading below 100 indicates that the number of pessimists outweigh optimists in their outlook on the economy, which means that September is the tenth consecutive month in which the pessimism persists. Westpac notes the main factors influencing sentiment around the economy comes down to consumers' concerns around interest rates, pressures on family finances, rising energy prices and the housing affordability crisis. When combined, these factors outweigh the positivity stemming from an improved outlook in the job market, especially when the strengthening labour market is not leading to strong wages growths.

Family finance when compared to twelve months ago still indicates a strong area of concern, dropping to an index of 82.9. When looking at survey respondents' sentiment on the economic conditions in the next twelve months, the sub-index increased by 2.7% to 95.8, whilst the economic conditions in the next five years sub-index increased by 5.1%. Westpac reflected on the recent improvement in Australia's national accounts, as the economy showed a solid 0.8% increase in GDP over the June quarter, however noted the mediocre growth over the year may have influenced consumers to have more 'lukewarm' sentiments on future economic outlook.



	September 2017	June 2017	September 2016
Consumer Sentiment Index	97.9	96.2	101.4
Family finance vs. a year ago	82.9	81.4	89.5
Economic conditions next 12 months	95.8	91.3	90.8
Time to buy a dwelling	95.2	90.9	109.3

Table 2—Consumer Sentiment—September 2017—Source—National Australia Bank

Gross Domestic Product

Over the three months to the June Quarter 2017, Australia's Gross Domestic Product (GDP) increased by a seasonally adjusted 0.8%. Over the twelve months to June 2017, GDP increased by 1.8%. June quarter figures were considerably higher than the 0.3% growth recorded during the first quarter of the 2017 calendar year. Over the June quarter, domestic consumption contributed 0.4% to GDP growth. This was driven by a lift of 0.7% in household consumption expenditure, which was influenced by the increase in spending on food (1.5%), insurance & other financial services (1.3%) and rent & other dwelling services (0.5%). Over the year, Household consumption expenditure increased by a seasonally adjusted 2.6%.

The Australian Bureau of Statistics noted that household savings ratio in the June quarter 2017 is at 4.6%, a considerable fall from March Quarter 2017's ratio of 5.3%. Furthermore, gross disposable income over the past five quarters has increased on an average of 0.5%, which is noted to be consistently lower than the growth observed in household consumption expenditure.

Dwelling investment over the second quarter 2017 increased by a modest 0.2%, after the steep decline of 3.7% during the March quarter. Dwelling investment in New South Wales and Victoria continue to increase at elevated levels, whilst investment in Queensland has plateaued. Meanwhile, investment in Western Australia has declined significantly.

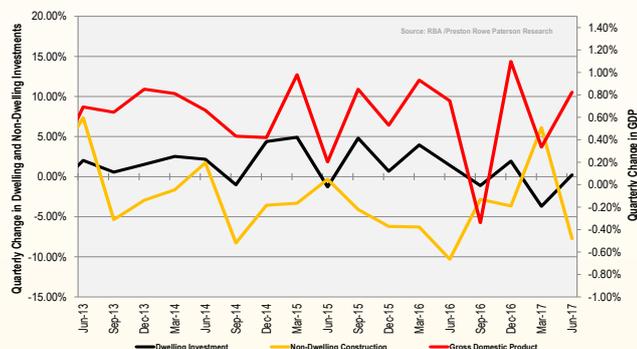


Chart 3—Percentage Change in Dwelling, Non-Dwelling Investments and GDP— Source: ABS



Chart 4—Seasonally Adjusted GDP and Seasonally Adjusted Change in GDP— Source: ABS

Unemployment

In September 2017, Australia's seasonally adjusted unemployment rate declined by 0.1% to 5.5%— the lowest level of unemployment since March 2013. From August to September, seasonally adjusted employment increased by 19,800 persons, which comprises of 6,100 persons in full-time employment and 13,700 persons in part-time employment. In total over the last twelve months, full time employment has increased by 315,900 persons, whilst part time employment has increased by 55,600 persons. Over the month, the nation's participation rate increased slightly to 65.2%.

When we take a look around Australia, New South Wales experienced the largest increase in employment (21,100 persons), followed by Victoria (8,900 persons) and Western Australia (8,300 persons). New South Wales and Tasmania both recorded strong declines in seasonally adjusted unemployment, both down by 0.3%, followed by Western Australia which was down by 0.2%. In contrast, Queensland's unemployment rate increased by 0.2% over the month. When we look at the participation rates around the country, Western Australian recorded the largest increase in participation of 0.2%, whilst Queensland and South Australia experienced the largest declines of 0.1% over the month.

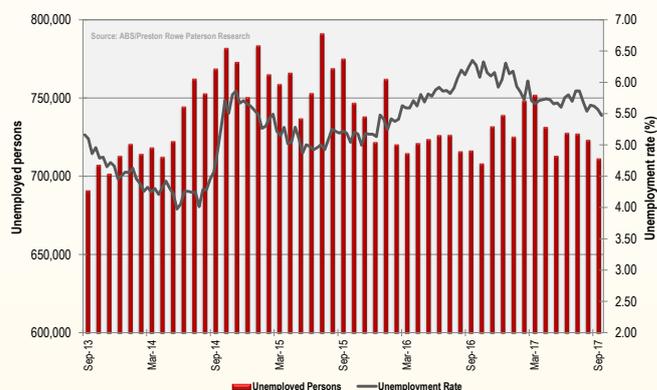


Chart 5—Unemployment Persons and Unemployment Rate, September 2013 to September 2017 — Source: ABS

	Unemployment Rate (%)		Participation Rate (%)	
	September 2017	June 2017	September 2017	June 2017
Australia	5.5	5.6	65.2	65.0
New South Wales	4.6	4.8	63.8	63.5
Victoria	6.0	5.9	66.3	66.1
Queensland	5.9	6.4	65.4	65.0
South Australia	5.8	6.5	62.0	62.4
Western Australia	5.7	5.6	68.2	68.0
Tasmania	5.7	5.6	61.1	61.2
Northern Territory*	4.1	3.5	73.2	74.8
Australian Capital Territory*	4.4	4.3	71.3	70.6

Table 3— Unemployment Rate and Participation Rate, September vs. June 2017 — Source: ABS
* Trend figures used for NT and ACT as seasonally adjusted data for both are not publicly available

10 Year Bond & 90 Day Bill Rate

Ten year Australian government bond yields floated between 2.50% and 2.85% during the September quarter, peaking at 2.86% towards the end of September and bottoming to a low of 2.53% at the beginning of August. Through July, bond yields increased by 21 basis points to a high of 2.65%, with different geopolitical factors influencing global bond yields throughout the month. The European Central Bank held their official interest rate steady which reflect steady bond yields globally during the first half of the month, whilst inflation data from the US market resulted in a short spur of declining bond yields. Nevertheless, unexpected strong employment data from Australia pushed bond yields up at the short end, reflecting the increased probability of an interest rate increase in the near future. Australian ten year bond yields increased more than the US ten year yields over the month, resulting in the widening of the US-Australia bond spread by 12 basis points to 35 basis points.

Over the month of August, yields declined in most advanced economies around the world, however Australia did not follow trend. Increases were recorded at the beginning and the end of the month, bringing Australian bond yields up by 3 basis points to 2.71% when compared to July's peak. Over the month, geopolitical events, notably tension between North Korea and the U.S., led to an increase in demand for safe-haven bonds, which resulted in the decline of global bond yields.

Through September, the ten year bond yield increased by 16 basis points, to 2.86%, reflecting increases in bond yields in all advanced economy markets globally. As usual, increases in Australian bond yields lagged behind their US counterparts' increase, with the spread between the Australian and US yields tightening by 5 basis points to 54 basis points.



Chart 6— Daily Movement of 90-day Bill, 10-year bond yields and Cash rate—Source: RBA

Interest Rates

Interest rates were left on hold throughout the September quarter, with the rate remaining at 1.50% since August 2016. The statement released by Reserve Bank of Australia's (RBA) Governor, Philip Lowe, points to an improvement in the global economy, with strong labour market figures and above-trend economic growth expected for several advanced economies. When we look at the Chinese economy, strong economic growth is supported by the increase in spending on infrastructure and property construction, though the country's high level of debt continues to be of a medium-term risk. Being Australia's largest trading partner, the strong growth in China will continue to support Australia's relatively high level of terms of trade.

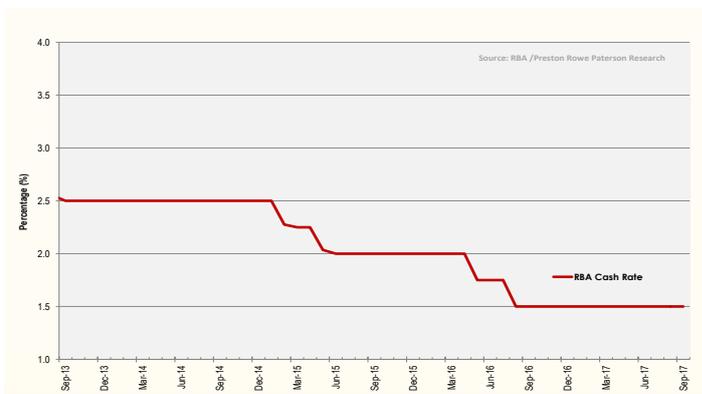


Chart 7— Reserve Bank of Australia Overnight Cash rate—Source: RBA

Exchange Rate

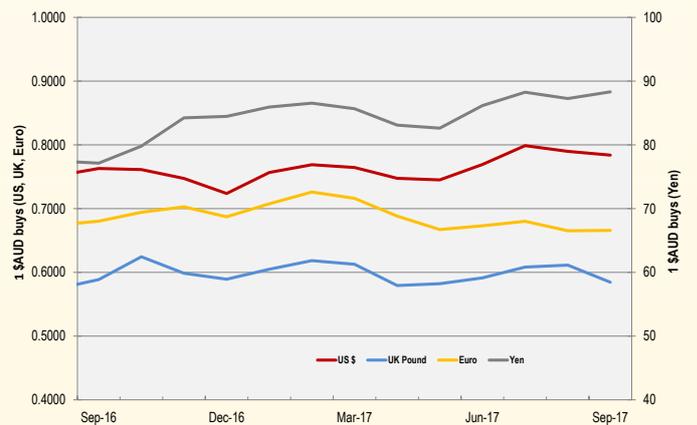


Chart 8— Movement in Exchange Rate over the year to September 2017— Source: RBA



Our Research

At Preston Rowe Paterson, we pride ourselves on the research which we prepare in the market sectors within which we operate. These include Commercial, Retail, Industrial, Hotel & Leisure and Residential property markets as well as infrastructure, capital and plant and machinery markets

We have *property* covered

- . Investment
- . Development
- . Asset
- . Corporate Real Estate
- . Mortgage
- . Government
- . Insurance
- . Occupancy
- . Sustainability
- . Research
- . Real Estate Investment Valuation
- . Real Estate Development Valuation
- . Property Consultancy and Advisory
- . Transaction Advisory
- . Property and Asset Management
- . Listed Fund, Property Trust, Super Fund and Syndicate Advisors
- . Plant & Machinery Valuation
- . General and Insurance Valuation
- . Economic and Property Market Research

We have all *real estate* types covered

We regularly provide valuation, property and asset management, consultancy and leasing services for all types of Real Estate including:

- . CBD and Metropolitan commercial office buildings
- . Retail shopping centres and shops
- . Industrial, office/warehouses and factories
- . Business parks
- . Hotels (accommodation) and resorts
- . Hotels (pubs), motels and caravan parks
- . Residential development projects
- . Residential dwellings (individual houses and apartments/units)
- . Rural properties
- . Special purpose properties such as: nursing homes; private hospitals, service stations, oil terminals and refineries, theatre complexes; etc.
- . Infrastructure

We have all types of *plant & machinery* covered

We regularly undertake valuations of all forms of plant, machinery, furniture, fittings and equipment including:

- . Mining & earth moving equipment/road plant
- . Office fit outs, equipment & furniture
- . Agricultural machinery & equipment
- . Heavy, light commercial & passenger vehicles
- . Industrial manufacturing equipment
- . Wineries and processing plants
- . Special purpose plant, machinery & equipment
- . Extractive industries, land fills and resource based enterprises
- . Hotel furniture, fittings & equipment

We have all *client profiles* covered

Preston Rowe Paterson acts for an array of clients with all types of real estate, plant, machinery and equipment interests such as:

- . Accountants
- . Banks, finance companies and lending institutions
- . Commercial and Residential non bank lenders
- . Co-operatives
- . Developers
- . Finance and mortgage brokers
- . Hotel owners and operators
- . Institutional investors
- . Insurance brokers and companies
- . Investment advisors
- . Lessors and lessees
- . Listed and private companies corporations
- . Listed Property Trusts
- . Local, State and Federal Government Departments and Agencies
- . Mining companies
- . Mortgage trusts
- . Overseas clients
- . Private investors
- . Property Syndication Managers
- . Rural landholders
- . Self managed super funds
- . Solicitors and barristers
- . Sovereign wealth funds
- . Stock brokers
- . Trustee and Custodial companies



We have all *locations* covered

From our capital city and regional office locations we serve our client's needs throughout Australia. Globally, we operate directly or via our relationship offices for special purpose real estate asset classes, infrastructure and plant & machinery.

We have your *needs* covered

Our clients seek our property (real estate, infrastructure, plant and machinery) services for a multitude of reasons including:

- . Acquisitions & Disposals
- . Alternative use & highest and best use analysis
- . Asset Management
- . Asset Valuations for financial reporting to meet ASIC, AASB, IFRS & IVSC guidelines
- . Compulsory acquisition and resumption
- . Corporate merger & acquisition real estate due diligence
- . Due Diligence management for acquisitions and sales
- . Facilities management
- . Feasibility studies
- . Funds management advice & portfolio analysis
- . Income and outgoings projections and analysis
- . Insurance valuations (replacement & reinstatement costs)
- . Leasing vacant space within managed properties
- . Listed property trust & investment fund valuations & revaluations
- . Litigation support
- . Marketing & development strategies
- . Mortgage valuations
- . Property Management
- . Property syndicate valuations and re-valuations
- . Rating and taxing objections
- . Receivership, Insolvency and liquidation valuations and support/advice
- . Relocation advice, strategies and consultancy
- . Rental assessments and determinations
- . Sensitivity analysis
- . Strategic property planning

Head Office (Sydney)

Level 14, 347 Kent Street
Sydney NSW 2000
PO BOX 4120, Sydney NSW 2001
P: 02 9292 7400
F: 02 9292 7404
E: research@prpsydny.com.au

National Directors

Gregory Preston
M: 0408 622 400
E: greg.preston@prpsydny.com.au

Gregory Rowe
M: 0411 191 179
E: greg.rowe@prpsydny.com.au

Neal Ellis
M: 0417 053 116
E: neal.ellis@prp.com.au

Damian Kininmonth
M: 0417 059 836
E: damian.kininmonth@prp.com.au

Greg Sugars
M: 0435 911 465
E: greg.sugars@prp.com.au

www.prp.com.au



Capital City Offices

Adelaide
Rob Simmons
M: 0418 857 555
E: adelaide@prp.com.au

Brisbane
Troy Chaplin
M: 0419 029 045
E: troy.chaplin@prpqueensland.com.au

Hobart
Damien Taplin
M: 0418 513 003
E: damien.taplin@prp.com.au
Shelley Taplin
M: 0413 309 895
E: shelley.taplin@prp.com.au

Melbourne
Neal Ellis
M: 0417 053 116
E: neal.ellis@prp.com.au
Damian Kininmonth
M: 0417 059 836
E: damian.kininmonth@prp.com.au

Perth
Cameron Sharp
M: 0438 069 103
E: cameron.sharp@prp.com.au

Sydney
Gregory Preston
M: 0408 622 400
E: greg.preston@prpsydny.com.au
Gregory Rowe
M: 0411 191 179
E: greg.rowe@prpsydny.com.au

Affiliate offices in Canberra, Darwin and other regional areas.

Regional Offices

Albury Wodonga
Michael Redfern
M: 0428 235 588
E: michael.redfern@prp.com.au

Ballarat
Darren Evans
M: 0417 380 324
E: darren.evans@prp.com.au
Peter Murphy
M: 0402 058 775
E: peter.murphy@prp.com.au

Bendigo
Damien Jerinic
M: 0409 820 623
E: damien.jerinic@prp.com.au

Central Coast/Gosford
Colin Pugsley
M: 0435 376 630
E: colin.pugsley@prp.com.au

Dubbo
James Skuthorp
M: 0409 466 779
E: james.skuthorp@prp.com.au
Tom Needham
M: 0412 740 093
E: tom.needham@prpsydny.com.au

Geelong
Gareth Kent
M: 0413 407 820
E: gareth.kent@prp.com.au
Stuart McDonald
M: 0405 266 783
E: stuart.mcdonald@prp.com.au

Gippsland
Tim Barlow
M: 0400 724 444
E: tim.barlow@prp.com.au
Alexandra Ellis
M: 0407 724 444
E: alex.ellis@prp.com.au

Griffith
Dan Hogg
M: 0408 585 119
E: daniel.hogg@prp.com.au

Horsham
Ben Sawyer
M: 0429 826 541
E: ben.sawyer@prp.com.au

Launceston
Damien Taplin
M: 0418 513 003
E: damien.taplin@prp.com.au

Mornington
Neal Ellis
M: 0417 053 116
E: neal.ellis@prp.com.au
Damian Kininmonth
M: 0417 059 836
E: damian.kininmonth@prp.com.au

Mount Gambier
Stuart McDonald
M: 0405 2660783
E: stuart.mcdonald@prp.com.au

Newcastle
Robert Dupont
M: 0418 681 874
E: bob.dupont@prp.com.au
David Rich
M: 0413 052 166
E: david.rich@prpncl.com.au

Southport
Ian Hawley
M: 0458 700 272
E: ian.hawley@prpqueensland.com.au
Troy Chaplin
M: 0419 029 045
E: troy.chaplin@prpqueensland.com.au

Swan Hill
Ian Boyd-Law
M: 0418 5980232
E: ian.boyd-law@prp.com.au

Tamworth
Bruce Sharrock
M: 0429 465 012
E: bruce.sharrock@prp.com.au
Matt Spencer
M: 0447 227 002
E: matt.spencer@prp.com.au

Wagga Wagga
Dan Hogg
M: 0408 585 119
E: daniel.hogg@prp.com.au

Warrnambool
Stuart McDonald
M: 0405 266 783
E: stuart.mcdonald@prp.com.au

New Zealand Offices

Head Office (Auckland)
Greg Sugars
M: +64 (0)27 777 9010
E: greg.sugars@prpnz.nz
Mitchell Stubbs
M: +64 (0)27 774 34100
E: mitchell.stubbs@prpnz.nz

Dunedin
James Stowell
M: +64 (0)17 807 3866
E: james.stowell@prpnz.nz

Greymouth
Mark Bollard
M: +64 (0)27 694 7041
E: mark.bollard@prpnz.nz

Tauranga
Alex Haden
M: +64 (0)21 833 118
E: alex.haden@prpnz.nz

www.prpnz.nz

Asian Offices

Associated office networks throughout:

- ◆ China
- ◆ Hong Kong
- ◆ Japan
- ◆ Philippines
- ◆ Thailand

Preston Rowe Paterson Australasia Pty Ltd
ACN: 060 005 807

The information provided within this publication should be regarded solely as a general guide. We believe that the information herein is accurate however no warranty of accuracy or reliability is given in relation to any information contained in this publication. Nor is any responsibility for any loss or damage whatsoever arising in any way for any representation, act or omission, whether expressed or implied (including responsibility to any person or entity by reason of negligence) accepted by Preston Rowe Paterson Australasia Pty Ltd or any of its associated offices or any officer, agent or employee of Preston Rowe Paterson Australasia Pty Limited.