



**Preston
Rowe
Paterson**

International
Property Consultants
and Valuers



Property Market Report **Queensland**

Q3 2019

A trend of flight to quality is seen in Queensland's industrial market as tenants search for a more efficient, modern A Grade space.

Brisbane CBD's vacancy rates has fallen to its lowest level in almost 7 years, with current total vacancy rates at 11.3%.

The Greater Brisbane residential market slipped over the September quarter, Brisbane's median house prices recorded a -0.6% decrease to \$529,500, contributing to an annual decrease of -1.0%.

Highlights

Neighbourhood shopping centres in Queensland are becoming increasingly popular for investment as sentiments for safe-haven assets increases.

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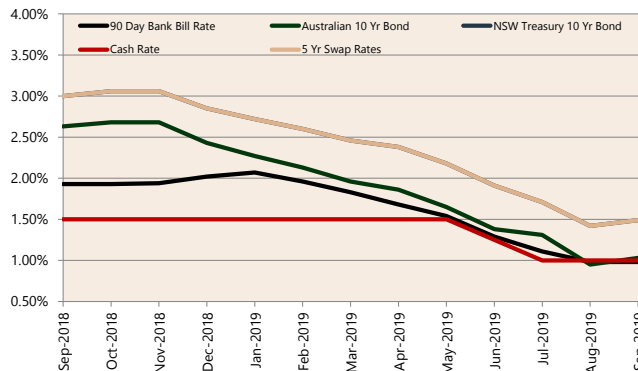
Cash Rates



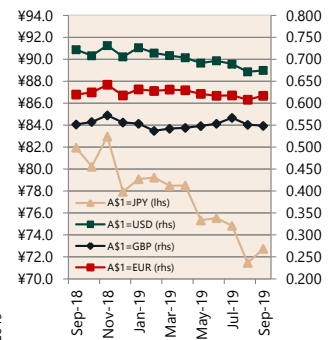
Consumer Price Index Australian All Groups*



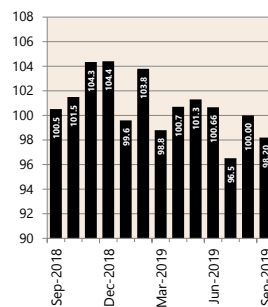
Interest Rates



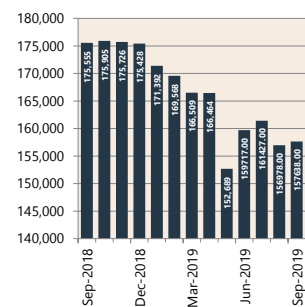
Exchange Rates (per \$A)



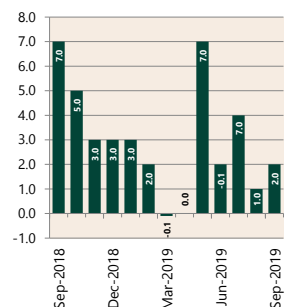
Westpac - Melbourne Institute Consumer Sentiment Index



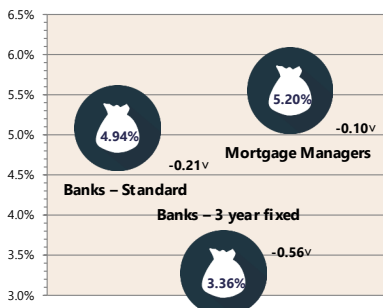
ANZ Job Series (Newspaper and Internet Job Ads)**



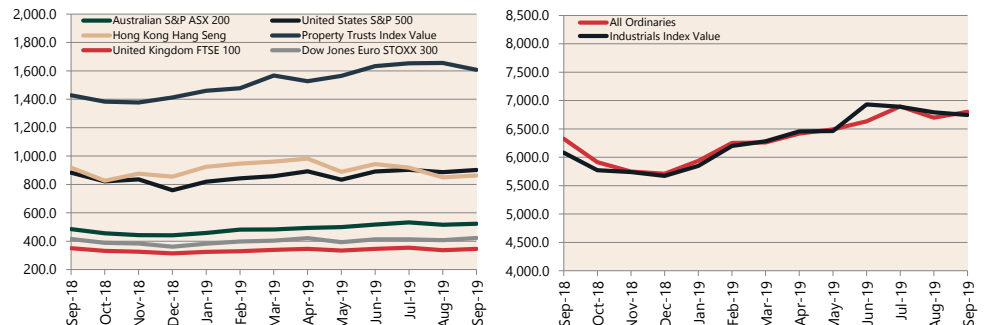
NAB Business Confidence Index***



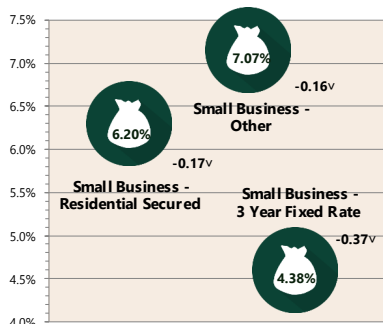
Housing Loan Lending Rates Indicator



Share Prices and Indices

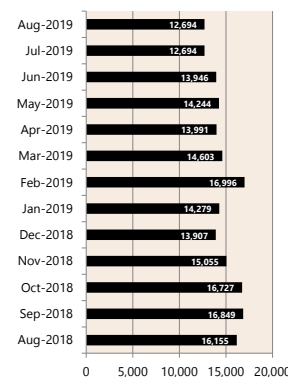


Business Loan Lending Rates Indicator

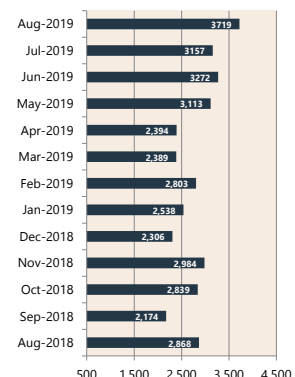


Private Sector Dwelling Approvals & Investment

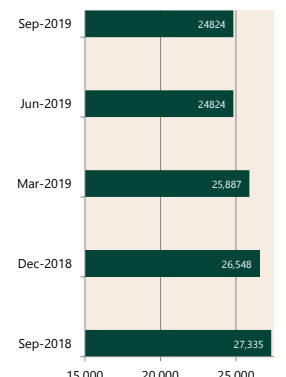
Dwelling Approvals (monthly)



Non-Residential Approvals \$m (monthly)



Dwelling Investment \$m (quarterly)



[^] percentage change from previous quarter

* Based on ABS CPI released 30 October 2019

** Based on ANZ Job Advertisement Series released 8 October 2019

*** Based on NAB Monthly Business Survey released 8 October 2019

Office Market

Brisbane CBD

Net Absorption

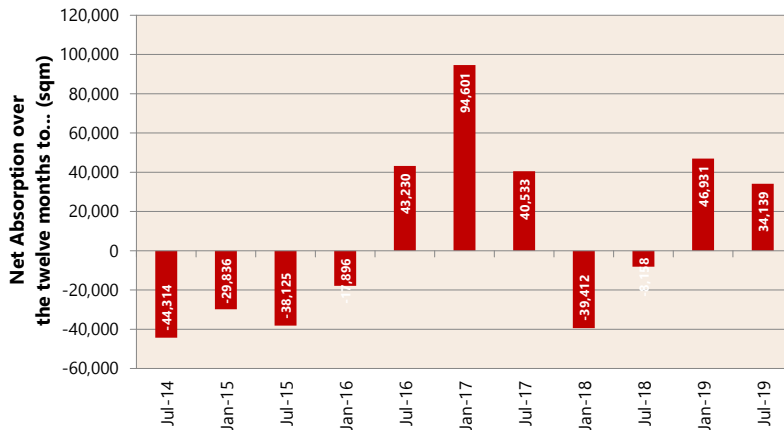


Chart 1— Brisbane CBD Net Absorption
Source: PCA / Preston Rowe Paterson Research

The Brisbane CBD's office market experienced its third 6 month period of positive net absorption, with current net absorption sitting at 8,947 sqm for the 6 months to July 2019 and 34,319 sqm year on year. Indicating the market is potentially looking to settle into a more standard growth pattern.

However, the recent weakness in global and national economic sentiment could pose risks to a positive forecast if economic conditions decline further.

Both prime and secondary markets reported positive net absorption, with prime office space net absorption at 4,928 sqm in the most recent 6 month figure (20,507 sqm annually) and secondary at 4,023 sqm (13,632 sqm annually).

Tenant Demand & Vacancy Rates

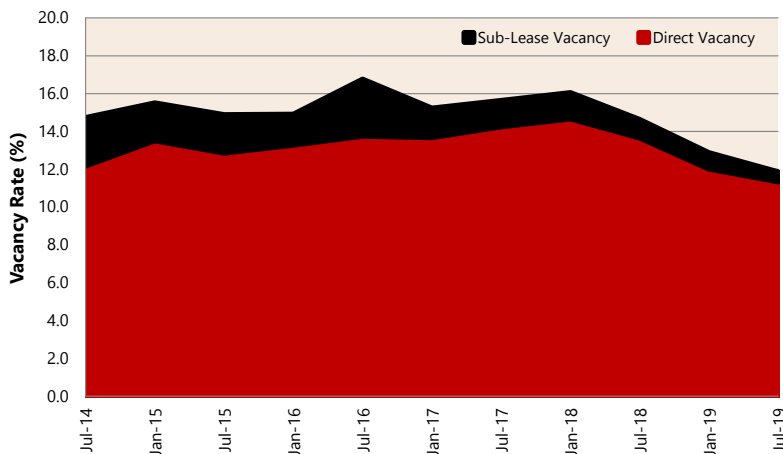


Chart 2— Brisbane CBD Office Vacancy Rates by Grade
Source: PCA / Preston Rowe Paterson Research

Vacancy rates in the Brisbane CBD has fallen to its lowest level in almost 7 years, with current total vacancy rates at 11.3%, down from 12% six months ago and 13.7% from July 2018.

This is primarily due to the sustained positive net absorption, coupled with the consistent stock withdrawal over the last 2 years, which has accumulated in the net withdrawal of 68,125 sqm of office space.

Looking forward, the addition of 47,000 sqm of new office space at the end of the year is expected to halt the falling vacancy trend. While demand is expected to continue and apply a downward pressure on vacancy rates over the next 2 years, the completion of 114,540 sqm of additional space is expected limit further vacancy compression.

Refurbishment Site

Project	Address	Refurbishment Type	Market	Stage of Development	Owner	Net Lettable Area (SQM)	Completion Date
Midtown Centre	155 Charlotte Street	Full	Melbourne CBD	Construction	Ashe Morgan Group	42,000	2021+
Transport House	230 Brunswick Street	Full	Fortitude Valley	Complete	LaSalle	8,924	Q2 2019
The Atrium	58-82 Queensbridge Street	Partial	Southbank	Complete	Karenlee Nominees P/L	4,500	Q2 2019
John Oxley Centre	339 Coronation Drive	Full	Milton	Construction	Blackstone (151 Property)	13,199	Q4 2019
Kaybank Plaza	33 Scarborough Street	Full	Southport	Construction	Goiski / Slipper Management Pty Ltd	2,832	Q4 2019

Chart 3— Refurbishment Sites in Brisbane CBD, Brisbane Fringe and Gold Coast
Source: PCA / Preston Rowe Paterson Research

Gold Coast

Net Absorption & Vacancy Rates

The supply of new office space in Gold Coast remains low in recent periods, with no stock additions over the year to July 2019 and a withdrawal of 635 sqm of stock over the same period. Net absorption continues to trend downward over the last 18 month period, with current net absorption at – 6,850 sqm for the 6 months to July 2019 and –3,864 sqm annually.

Vacancy rates jumped to 12.0% during the first half of the year from 10.4%, following the on-going decompression of stock absorption. While supply for new office space is anticipated to remain small, sustained population growth is expected to underpin a continued maturation of the Gold Coast market.

Gold Coast Vacancy & Net Absorption

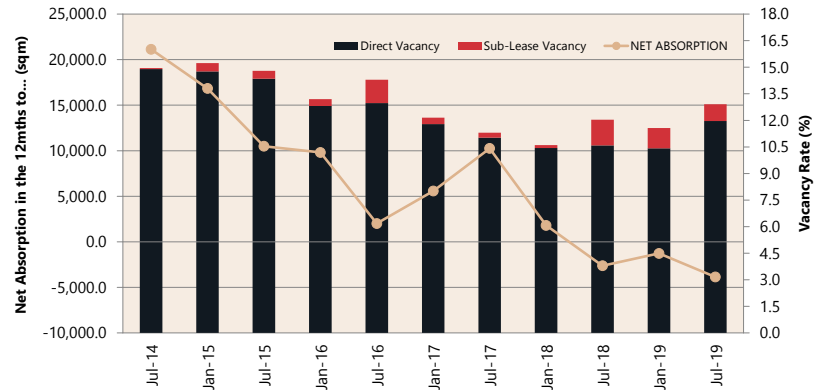


Chart 4— Gold Coast Total Office Supply and Withdrawals
Source: PCA / Preston Rowe Paterson Research

Investment Activity

153 Campbell Street, Bowen Hills QLD 4006

- \$76 million
- 7.45% Yield
- \$4,903 per sqm lettable area
- \$6,547 per sqm lettable area

The Citilink Business Centre has been snapped up by superannuation fund, Prime Super after a protracted campaign that involved legal action. The property, consisting of two detached, campus-style office buildings was sold by *Sentinel Property Group* after five years of ownership. The North building comprises 5,250 sqm of lettable area and the South building comprises 10,250 sqm, totalling 15,500 sqm across both buildings. The 1.3 hectare site has facilities such as a function area, a gym, a tennis court, a pool and 285 car spaces. Tenants in the property include the **Queensland Government** and **Siemens**. Bowen Hills is located 3 km north-east of the Brisbane CBD.

420 George Street, Brisbane QLD 4000



- \$42.1 million
- 7.1% yield
- \$6,911 per sqm lettable area

The real estate arm of Dymocks bookstore chain, Dymocks Properties has bought a recently refurbished office building in the Brisbane CBD's legal precinct. The 14-level commercial tower comprising 6,091 sqm of lettable area and was sold by Melbourne based fund Forza Capital on a 7.1% passing yield. Forza spent approximately \$4.5 million worth of capital expenditure over the past three years and had all services re-done in 2012. At the time of sale the property was 90% leased with a weighted average lease expiry of 3.22 years.

400 George Street, Brisbane QLD 4000

- \$524.75 million
- 6.14% Yield
- \$11,932 per sqm lettable area

Cromwell Property Group has acquired an A Grade office tower in Brisbane's North Quarter precinct from *Blackstone and HSBC Trinkaus*. The 34-level property comprises 43,978sqm of office, childcare and retail space, which are leased to blue chip tenants including **Commonwealth of Australia, Cooper Grace Ward and Microsoft**. As at 1 October 2019 the property has a WALE of 4.9 years, 99.8% occupancy and produces a net passing income of \$32,235,962 per annum. The precinct will benefit from the various infrastructure projects being undertaken by the state and federal governments such as the Cross River Rail and Brisbane Metro both will be approximately 300 metres away from the property upon the project's completion.

Retail Market

Over the quarter to September 2019, Queensland's seasonally adjusted retail turnover increased by +0.15 per cent (or +4.60% YoY) to \$5.566 billion. The largest increase in retail turnover over the quarter is seen in the Clothing, Footwear & Personal Accessories category (+2.15%). The increased year on year growth in Queensland's retail turnover (particularly in discretionary spending) is driven by the continued increase in interstate migration and tourism arrivals.

Similar to the trend of New South Wales and Victoria's retail property market, in Queensland, neighbourhood shopping centres are also becoming popular for investment. Although there are challenges for some traditional retailers to adapt to the growing e-commerce sector, the low interest rate conditions both domestically and internationally is still driving investment into higher yielding assets like retail centres.

Queensland Year on Year Retail Turnover by Sector

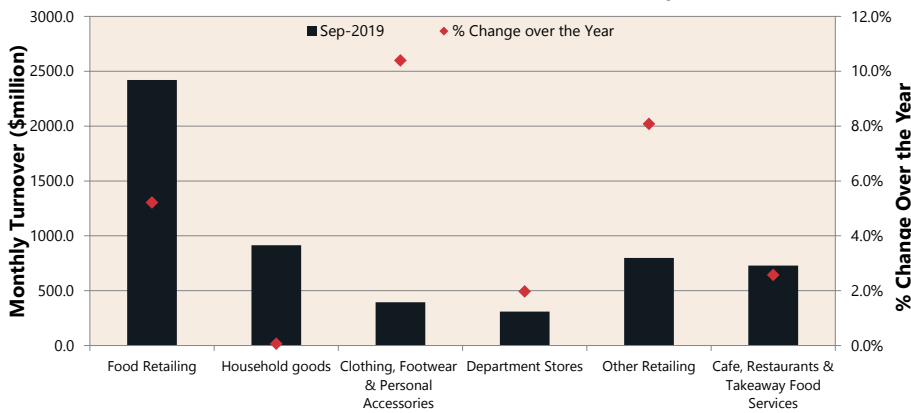


Chart 7— Queensland Year on Year Retail Turnover by Sector
Source: ABS / Preston Rowe Paterson Research

Investment Activity

1 Lakeview Boulevard, Mermaid Waters QLD 4218

- \$20 million
- 5.6% Yield
- \$5,176 per sqm lettable area

Sunland Group has offloaded the Lakeview Retail Centre. Local investor group *Bao Li Investments* bought the 3,864 sqm property after beating out strong competition for the property. Situated on a 1.601 hectare site the property comprises four free standing building and 297 car spaces. It is anchored by tenancies to **7-Eleven Service Station, Fitness First Centre, Hungry Jacks, Hoppy's Car Wash** and other small retail tenancies. The fully leased property produces an annual net income of \$1.19 million and has a weighted average lease expiry of 7.53 years.

82-98 Anzac Avenue, Redcliffe QLD 4020



- \$7.96 million
- 6% Yield
- \$5,463 per sqm lettable area

A local private investor has snapped up a shopping centre anchored by IGA in the coastal suburb of Redcliffe. The property transacted off market and sold on a passing yield reflecting 6%. The single level 1,457sqm convenience centre comprises nine speciality shops, IGA supermarket and 82 on-grade car spaces. Redcliffe is located approximately 28 km north north-east of the Brisbane CBD.



Industrial Market

Queensland’s industrial market continues to perform considerably well over the September quarter, supported by an improving local economy. As of September 2019, average yields for prime industrial space continues to compress to between 5.70% and 6.5%. The market growth is supported by key road infrastructure projects, growth in e-commerce and increased population growth due to interstate migration. A trend of flight to quality is seen in the market as tenants search for a more efficient, modern A Grade space while the supply of quality industrial facilities remains limited.

Investment Activity

157-159 Bunda Street, Parramatta Park QLD 4873



- \$14.7 million
- 6.5% yield
- \$6,125 per sqm lettable area

A purpose built, two-level 2,400 sqm office building has been acquired by *Collective Capital Investments*. The Melbourne based investment fund acquired the newly built A-grade **Energy Queensland** head office from local developer *Terry Plos*. The property sits on a 4,047 sqm site and is located within the Cairns central business district.

35 Magnesium Drive, Crestmead QLD 4132



- \$6.96 million
- 6.03% yield
- \$316 per sqm site area

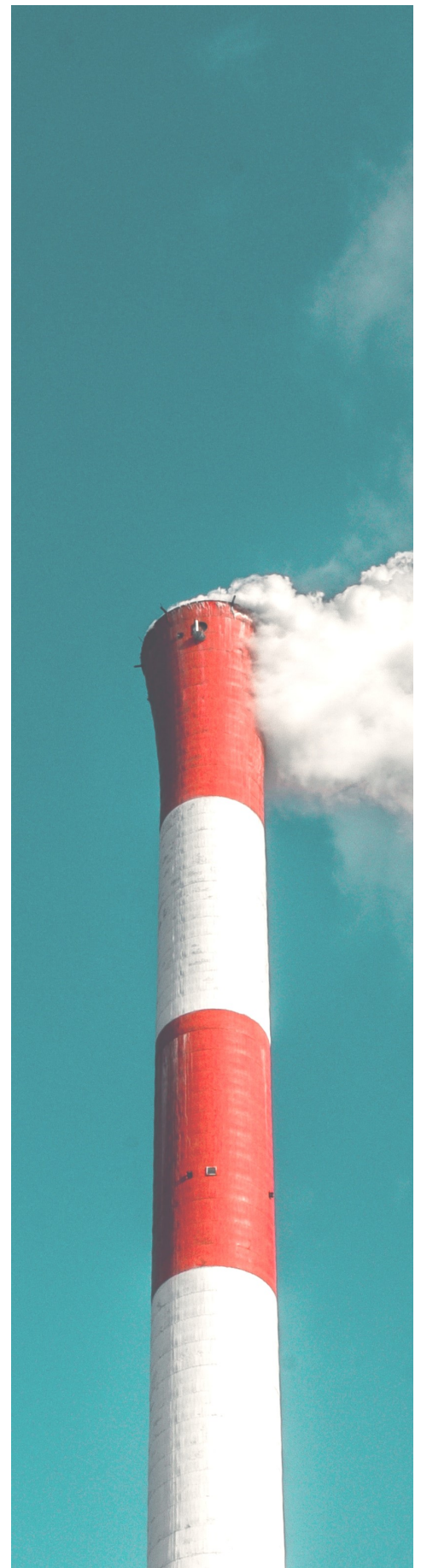
Queensland based investor *Guardian Ait* has purchased an industrial property in the Logan suburb of *Crestmead*. The investor acquired the property through an expression of interest campaign and on a 6.03% yield. The warehouse is situated on a 2.2 hectare site. *Crestmead* is located approximately 27 km south west of the Brisbane CBD.

168 Anton Road, Hemmant QLD 4174



- \$37.75 million
- 8.08% Yield
- \$1,198 per sqm wet lease area
\$592 per sqm land area

Sentinel Property Group has acquired a 63,811 sqm industrial site on the Brisbane River with an exclusive 31,501sqm of wet lease area, which is critical for large vessel and marine-based requirements. The property is anchored by tenancies to **Boral, Hanson and Holcim and Yamba Shipping and Monadelphous**, who currently use the site and wet lease area to hold and distribute sand dredged from Morton Bay as well as concrete batching. The deal between *Sentinel* and the private seller reflected a passing yield of 8.08%.



Residential Market

Building Approvals

The Australian Bureau of Statistics (ABS) recorded a 16.28% increase over the month to September (to 23,116) in total building approvals in the Greater Brisbane region in 2019. This figure however, still contributes to a decrease of -9.07% over the quarter and -19.58% year on year.

From the recorded 23,116 approvals in Greater Brisbane, approvals for houses increased over the quarter to 10,512 approvals while approvals for units declined by -34.48% to 5,025 approvals.

Though quarterly and yearly results indicate the market is still in the tail end of the construction boom, more recent monthly indicators (particularly for houses) show construction approvals may have found its bottom and is beginning its recovery.

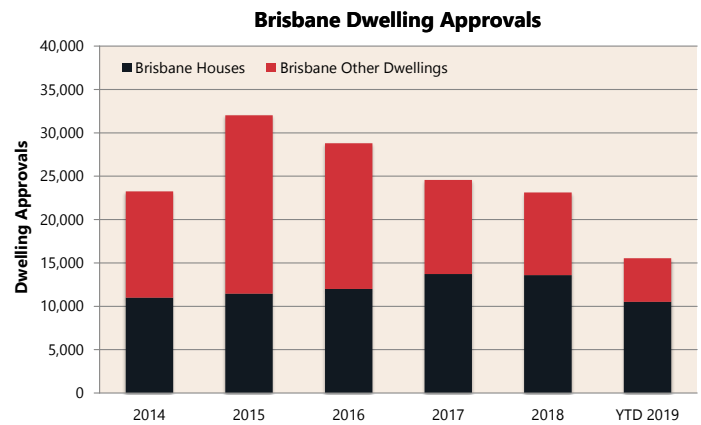


Chart 8— Brisbane Dwelling Approvals
Source: ABS / Preston Rowe Paterson Research

Greater Brisbane



Chart 9— Greater Brisbane Zoning Map
Source: Preston Rowe Paterson Research

Market Affordability

The Real Estate Institute of Australia (REIA) reported that over the September 2019 quarter, Brisbane's residential market although having been resilient in recent periods has slipped. Overall, Brisbane's median house prices recorded a -0.6% decrease to \$529,500 over the quarter and -1.0% annually, this is contrary to what appears to be a recovering market in the other capital cities of Sydney and Melbourne.

Inner and outer Brisbane saw median house prices over the quarter to September 2019 increase by +6.7% and +0.1% to \$832,500 and \$410,300 respectively, while the median house price in Middle Brisbane remained at \$615,000. All annual house figures remain negative, except Inner Brisbane which boasted an annual increase of 6.7%.

The sales of unit dwellings, on the other hand, saw some growth. Overall, median unit price in Brisbane remained at \$410,000 over the quarter with Inner and Middle Brisbane recording a +1.7% and +1.1% increase to \$470,000 and \$379,000 respectively. While on the other hand, Outer Brisbane median unit price declined by -1.6% to \$300,000.

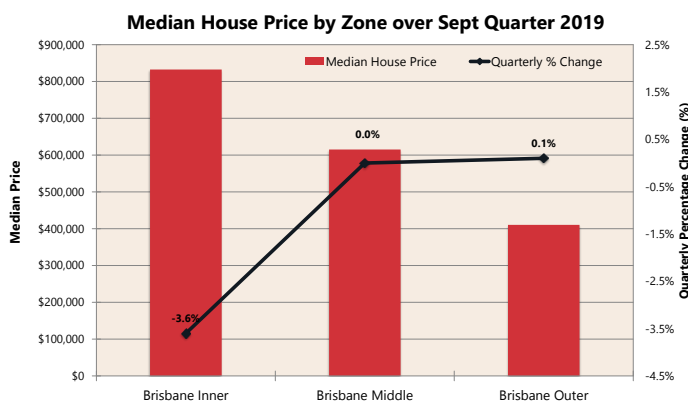


Chart 10— Greater Brisbane Median House Price by Zone
Source: REIA / Preston Rowe Paterson Research

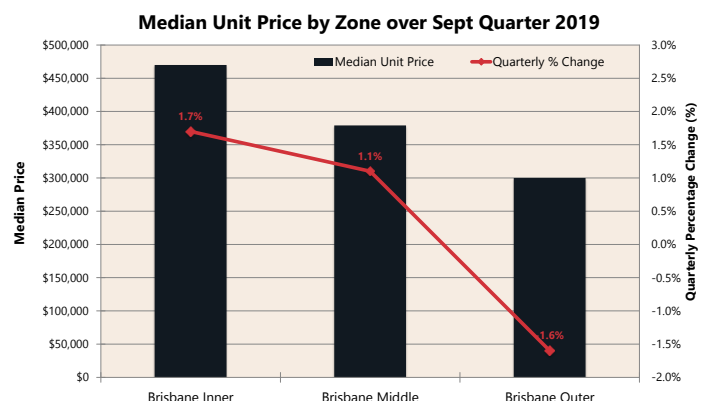


Chart 11— Greater Brisbane Median Unit Price by Zone
Source: REIA / Preston Rowe Paterson Research

Rental Market

In terms of rent, units in Brisbane are still performing better than houses year on year. Though over the September 2019 quarter some median rents were mixed for both houses and units ; overall, most rents have remained relatively unchanged.

Brisbane houses rents remained mostly the same. Inner Brisbane median rent for 4 bedroom declined by -2.7% to \$720 weekly while 2 bedroom remained at \$450.3. 4 bedroom houses in this zone performed best, recording a 2.9% quarterly increase in median house weekly rent. Median rents of 3 and 4 bedroom houses in Middle Brisbane remained at \$420 and \$500 over the same period while 2 bedroom house rent in the area increased by 1.3% to \$380 weekly. On the contrary, 2 bedroom house rent in Outer Brisbane saw a -1.7% decline to \$290 while 3 and 4 bedroom house rents in the area remained at \$345 and \$405 weekly.

Median weekly rents for units in Brisbane saw varied quarterly results. Inner Brisbane's 1 bedroom rents declined by -1.4% to \$365, while 3 bedroom rental in the area remained at \$600 weekly, and only 2 bedroom rentals growing 1.1% to \$475 weekly. Rents in Outer Brisbane performed best with 1 and 3 bedroom rents increasing over the quarter to September 2019 by 2.2% and 1.5% to \$235 and \$340 weekly. On the other hand, 2 bedroom rent in Middle Brisbane remained at \$285. Middle Brisbane saw 1 and 3 bedroom weekly rents decline by -0.3% and -1.2% to \$289 and \$415 respectively, while 2 bedroom rental in the area grew -2.7% to \$380 weekly.

Median Weekly Rents for Houses by Zone as at Sept 2019

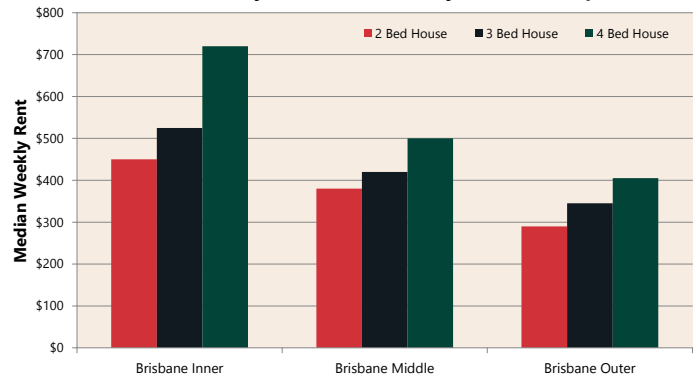


Chart 12— Greater Brisbane Median House Rent by Zone over September Quarter 2019
Source: REIA / Preston Rowe Paterson Research

Median Weekly Rents for Units by Zone as at Sept 2019

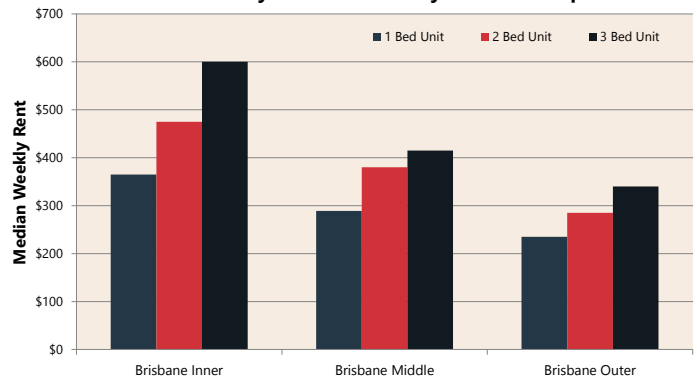


Chart 13— Greater Brisbane Median Unit Rent by Zone over September Quarter 2019
Source: REIA / Preston Rowe Paterson Research



Regional Queensland

Gold Coast

Gold Coast’s residential units performed weaker than its counterpart, recording declines over the quarter to September 2019. Median house prices increase by 3.2% to \$640,000, while units decrease by -2.3% to \$425,000.

On the contrary, median unit rents in Gold Coast saw a better performance than houses. Median weekly rents for 1 and 2 bedroom units in Gold Coast increased by 1.5% and 1.2% to \$345 and \$420 respectively. Median weekly rents for houses had more mixed results. 3 bedroom rents the only accommodation type to see increases over the September 2019 quarter by 1.1% to \$475 weekly. 2 bedrooms saw a decrease of -1.3% to \$375, while 3 bedroom rents remained at \$460 weekly.

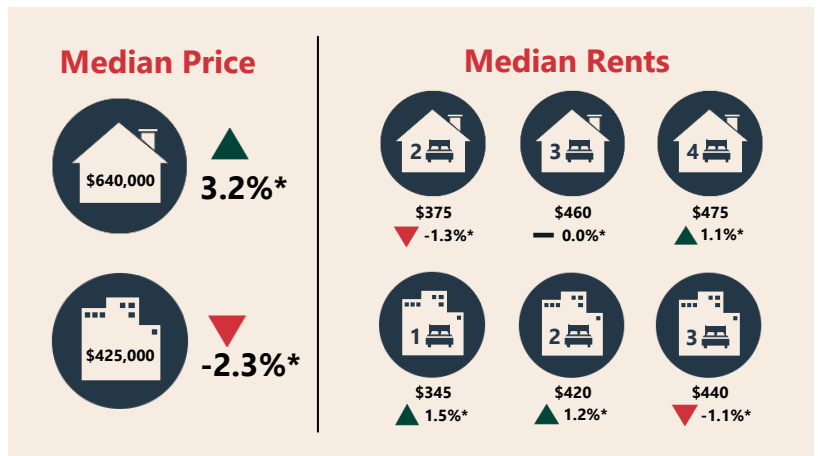


Chart 14— Gold Coast Median Price and Rents over September Quarter 2019
Source: REIA / Preston Rowe Paterson Research
* % Change over the quarter

Townsville

Townsville’s residential market experienced an overall decline over the quarter to September 2019 for both house and units. Median house price in Townsville declined by -0.3% to \$310,000. Median unit price in the area declined further than houses, falling by -1.6% to \$225,000 over the same period.

On the other hand, house and unit weekly rents has surged over the quarter. Both house weekly rents for 2 and 3 bedrooms increased by 3.6% and 1.6% to \$290 and \$320 respectively. Meanwhile, 4 bedroom houses were the only accommodation type without growth, remaining at \$370 weekly over the quarter. Unit weekly rents all saw growth over the quarter, with 1, 2 and 3 bedroom weekly rents increasing by 10.0%, 3.2% and 9.4% to \$220, \$260 and \$350 respectively.

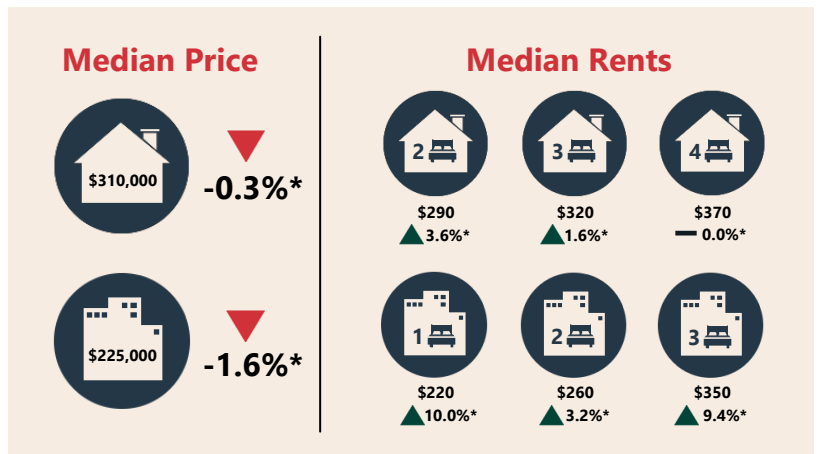


Chart 15— Townsville Median Price and Rents over September Quarter 2019
Source: REIA / Preston Rowe Paterson Research
* % Change over the quarter

Cairns

On the same trend as Gold Coast and Townsville, Cairns median house and unit price also experienced declines over the September 2019 quarter with the median price for units (-8.5% to \$215,000) falling further than houses (-5.2% to \$395,000).

Median rents, however, experienced mixed growth over the same period with only 2 bedroom house median weekly rent increasing by 4.7% to \$335, while both 3 and 4 bedroom house rent fell by -1.3% and -1.1% to \$380 and \$445.

Unit rental categories mainly remained stagnate over the quarter, at \$230 and \$300 for 1 and 2 bedroom units respectively. While only 3 bedroom rents increased by 3.5% to \$383 weekly.

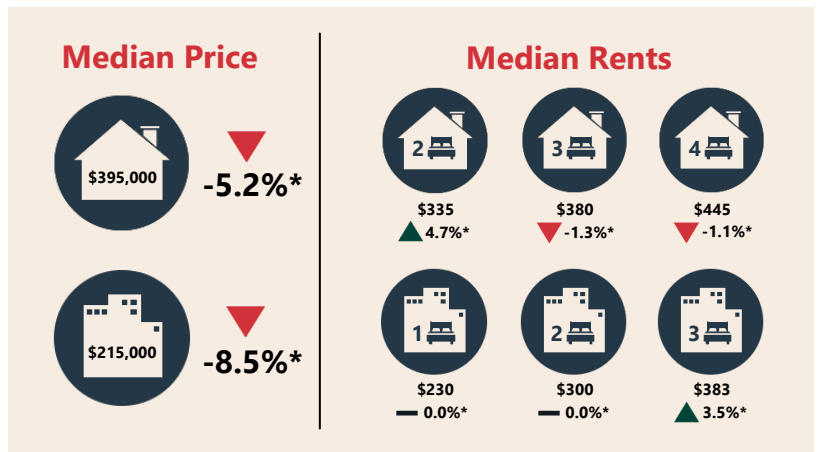


Chart 16— Cairns Median Price and Rents over September Quarter 2019
Source: REIA / Preston Rowe Paterson Research
* % Change over the quarter

Residential Development

345 Miles Platting Road Rosedale QLD 4123



💰 \$5.2 million

🏠 \$343 per sqm of permitted GFA

A private investor has outgunned 10 other buyers to snap up a 10,117 sqm landholding located at the intersection of the M1 and Gateway Motorways. The site is positioned opposite to the Rosedale Town Centre, which is due to open in 2019. The cleared land is situated in a rezoned area with multiple new and proposed housing estates under construction. The site sold with 15,175 sqm of GFA permitted, along with a six storey height limit.

160 Macquarie Street St Lucia QLD 4067

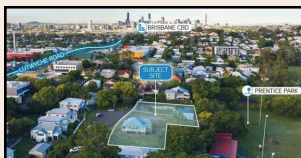


💰 \$8.5 million

🏠 \$250,000 per unit

Queensland developer *QM Properties* has acquired a residential development site on the Brisbane riverfront. The property was sold after a settlement negotiation failed between a private owner and Melbourne developer *Kokoda Property*, who bought the property in 2017. *Kokoda* bought the site for \$9.5 million, with plans to build 73 apartments on the 1,242 sqm site, although those plans were scrapped after a stoush with the Brisbane City Council.

2-8 Lucas Street, Lutwyche QLD 4030



💰 \$4.025 million

🏠 \$1,921 psm site area

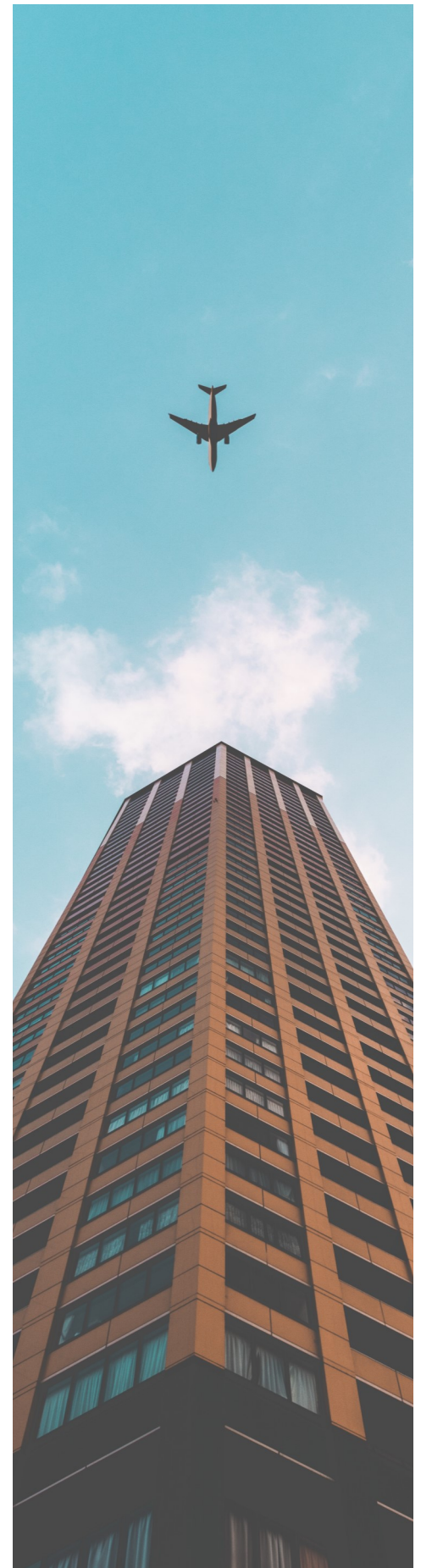
A residential development site with stage two development approval for 74 apartments has been snapped up by *BGP Developments* through a mortgagee in possession sale. The developers plan to redesign the project and construct 68 apartments on the site. Lutwyche is located approximately 5 km north of the Brisbane CBD.

Serenity Cove, Helensvale QLD 4212

💰 \$50 million

🏠 \$142,857 per lot

Malaysian developer giants *Sime Darby* and *Brunsfild* have sold their masterplanned community site *Serenity Cove* on the Gold Coast to Brisbane based developer *Keylin Group*. The 65 hectare waterfront property is earmarked for a \$650 million masterplanned housing community with approval for 350 houses. The project will also have a new mini marina, retirement and commercial precinct. *Keylin* will maintain the original masterplan following its purchase from *Sime Darby* and *Brunsfild*.



Specialised Properties

20 Ford Road, Rochedale QLD 4123



- Aged care
- \$10.8 million
- \$265 per sqm site area

Private aged care and retirement operator *Tricare* has purchased a 4.069 hectare site for **\$10.8 million**. The property which was sold by local family comes as the area sees continued investment and growth in the suburb with the construction of housing estates and a Coles anchored town centre. A local family sold the property after 27 years of ownership at a rate of **\$265 psm** of site area. Rochedale is located 17 km south-east of the Brisbane CBD.

87 Days Road, Upper Coomera QLD 4209

- \$8 million
- \$303 per sqm site area
- Mixed Use Development Site

United Petroleum boss Avi Silver has acquired one of the last mixed use development sites in Upper Coomera through private entity, *Topmore*. The development company plan to develop a portion of the 2.64 hectare site into a service station. The site has approval for a mixed use development, which can also include medical/healthcare services, a bulky goods showroom, self-storage facilities, or a fast food drive through. The site adjoins the Woolworth's anchored Coomera Square Shopping Centre and is in close proximity to the Pacific Motorway. Upper Coomera is located 25 km north-west of Surfers Paradise.

Property Funds

AccorInvest Hotel Portfolio



- \$300 million

Funds and investment management group *iProsperity Group (iPG)* has acquired *AccorInvest's* 23-hotel portfolio for \$300 million. iPG beat out contenders Blackrock for the predominantly freehold portfolio of economy style hotels totalling over 3,000 rooms nationally. The hotels are spread across major capital cities and regional areas including the 412-room dual ibis Brisbane and Mecure Brisbane CBD Hotels, the 296-room Novotel Brisbane, the 250-room ibis Melbourne, the 200-room ibis Sydney Airport and the 239-room Mecure Perth.



Hotels & Leisure

**16 The Esplanade,
Airlie Beach QLD 4802**

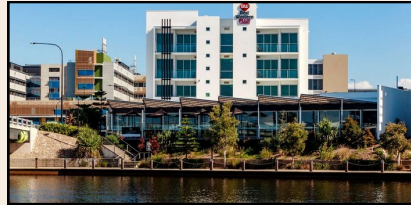


\$22 million

\$275,000 per room

The O'Neill family has finally sold the Airlie Beach Hotel to ABH Hotel Pty Ltd after a two and a half year sales campaign caused by the destruction of Cyclone Debbie. The O'Neill family had to undertake approximately \$10 million worth of refurbishment to restore the property from the damage caused by the cyclone. The sale of the 80 room hotel was buoyed by the booming local tourism market and the opportunity to buy the leasehold and the freehold rights. Alongside the 80 guest rooms, the hotel offers conference facilities, a commercial car park, a restaurant, pub, bottle shop and 35 gaming machines.

**9 Florey Boulevard,
Birtinya QLD 4575**



\$15 million

\$185,185 per room

Triple B Hotels has sold an 81 room hotel on the Sunshine Coast to Centro Group on an undisclosed yield. Operated by **Best Western Plus Lake Kawana Hotel** the hotel is situated opposite the Sunshine Coast University Hospital, which opened in 2015. The hotel will be added the Centro's portfolio which consists of three service stations, three Quest Apartment Hotels and a hotel on the Gold Coast. Birtinya is located approximately 12 km south east of Maroochydore.

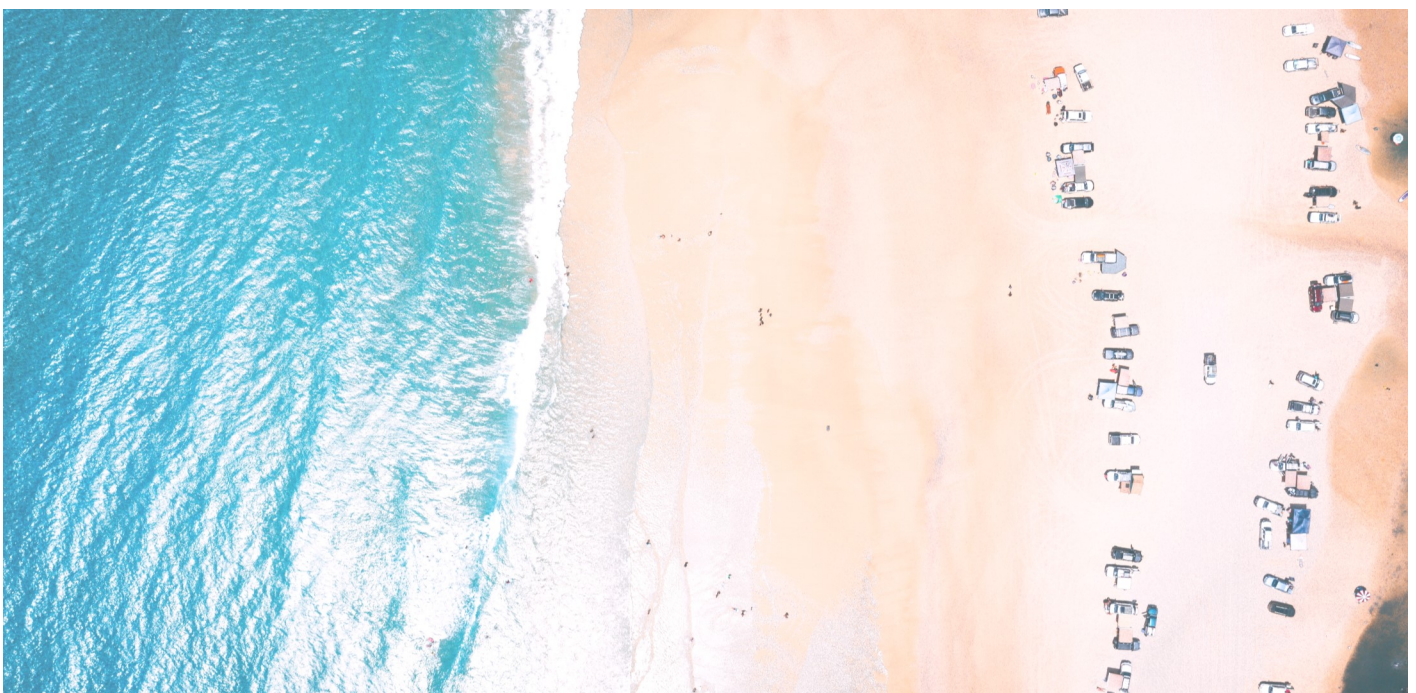
**Rydges Esplanade Resort Cairns,
Cairns City QLD 4870**



\$65 million

\$268,595 per room

Mulpha has sold the Rydges Esplanade hotel in Cairns to a company co-directed by Chinese oil boss Huo Zhenxiang. The recently upgraded 4-star hotel is managed by **Rydges** and consists of 242 guest rooms. The property was put up for sale in July of last year for more than \$70 million amid the strongest operating conditions seen in the Port Douglas and Cairns hotel market. The resort comprises three swimming pools, two tennis courts, a health and fitness centre and a spa and sauna.





Our Research

At Preston Rowe Paterson we take pride in the extensive research we prepare for the market sectors within which we operate in. These include Commercial, Retail, Industrial, Hotel and Leisure and Residential property markets, as well as Infrastructure, Capital, Asset, Plant and Machinery markets.

We have **property** covered.

We have **clients** covered

Preston Rowe Paterson acts for a diverse range of clients with all types of property needs, covering real estate, infrastructure, asset, plant and machinery interests, these include:

- Accountants, auditors & insolvency practitioners
- Banks, finance companies & lending institutions
- Commercial & residential non-bank lenders
- Co-operatives
- Developers
- Finance & mortgage brokers
- Hotel owners & operators
- Institutional investors
- Insurance brokers & companies
- Investment advisors
- Lessors & lessees
- Listed & private companies & corporations
- Listed & unlisted property trusts
- Local, state & federal government departments & agencies
- Mining companies
- Mortgage trusts
- Overseas clients
- Private investors
- Property syndication managers
- Real Estate Investment Trusts (REITS)
- Rural landholders
- Solicitors & barristers
- Sovereign wealth funds
- Stockbrokers
- Superannuation funds
- Trustee & custodial companies

We have **real estate** covered

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

- Metropolitan & CBD commercial office buildings
- Retail shopping centres & shops
- Industrial, office/warehouses & factories
- Business parks
- Hotels (accommodation) & resorts
- Hotels (pubs), motels & caravan parks
- Residential developments projects
- Residential dwellings (houses/apartments/units)
- Property Management
- Rural properties
- Hospitals & aged care
- Special purpose properties
- Extractive industries & resource based enterprises
- Infrastructure including airports & port facilities

We have **asset, plant and machinery** covered

We regularly undertake valuations of all forms of asset, plant and machinery, including:

- Mining & earth moving equipment/road plant
- Resort & accommodation, hotel furniture, fittings & equipment
- Office fit outs & equipment
- Farming equipment
- Transport equipment
- Industrial/factory equipment
- Licensed club furniture, fittings & equipment
- Building services equipment (lifts, air conditioning, fire services & building maintenance equipment)

We have your **needs** covered

Our clients seek our property (real estate, infrastructure, asset, 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 & 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 & re-valuations
- Rating and taxing objections
- Receivership, Insolvency & liquidation valuations & support/advice
- Relocation advice, strategies and consultancy
- Rental assessments & determinations
- Sensitivity analysis
- Strategic property planning

We have all **locations** covered

From our capital city and regional office locations we serve our client's needs throughout Australia. Globally, we have three offices located in New Zealand, as well as associated office networks located in the Asia-Pacific region.



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China via China Appraisal
<http://www.appraisalchina.com/>

Japan via Daiwa Realty Appraisal
<http://daiwakantei.co.jp/eng/about>

Thailand via Capital and Co.
<http://www.cpmcapital.co.th/>

Philippines via Cuervo Appraisal Incorporated
<http://cuervoappraisers.com.ph/>





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