



**Preston**  
*Rowe*  
**Paterson**

®  
National Property Consultants

# Sydney Impact Report

## Residential Development Market

### About This Report

Preston Rowe Paterson prepare standard research reports covering the main markets within which we operate in each of our capital cities and major regional locations. This Residential Development Market research report provides analysis and detail of economic factors which impact the Residential Development Market within the Sydney region.

Within this report we have analysed the three geographical regions of residential properties in the Sydney metropolitan areas; Inner Sydney, Middle Sydney and Outer Sydney. We have also compiled a few major reported developments and development site sales, along with economic statistics and commentary on the residential development sector.

To compile the research report we have considered the most recently available statistics from known sources. Given the manner in which statistics are compiled and published they are usually 3-6 months out of date at the time we analyse them. Where possible we consider short term movement in the statistics by looking at daily published data in the financial press. Where this shows notable fluctuation, when compared to the formal published numbers we have commented accordingly.

### 2014 June Quarter Update

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## Economic Fundamentals

### GDP

GDP figures for the June quarter are not available until the 3rd September 2014 however PRP Research over the March 2014 quarter revealed that the Australian economy recorded growth of 1.1% seasonally adjusted which reflected growth of 3.5% seasonally adjusted over the twelve months to March 2013.

In seasonally adjusted terms, the main contributors to GDP were Mining which increased by 8.6%, Financial and insuring services increasing by 2.8% and Construction (up 3%). Each of these industries accounted for 0.2% of the total increase in GDP.

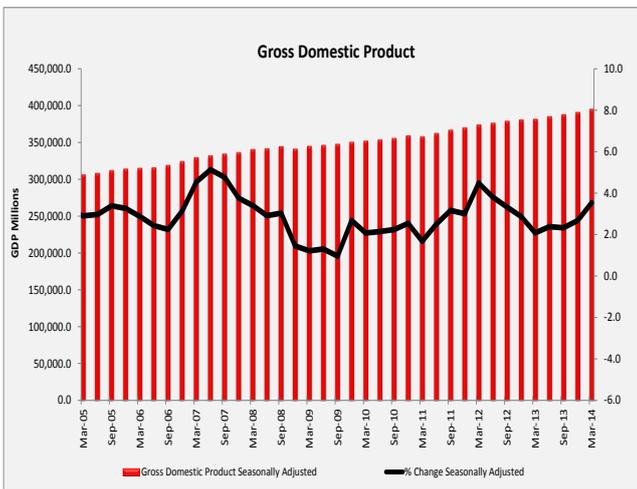


Chart 1 – Gross Domestic Product (GDP) – Source ABS

### Labour force

Over the month to June 2014, the number of unemployed people increased by 20,322 from 721,330 in May to 742,652 in June which is a percentage decline over the month of 2.82%. In comparison to June 2013, the number of unemployed people has increased by 49,772 which reflected a percentage increase of 7.2%. The national unemployment rate is 6%.

Employment over the month to June 2014 recorded an increase of 20,300 persons from 11,562,300 in May to 11,578,200 in June, a percentage increase of 0.14%. In comparison to June 2013, employment in Australia recorded growth of 100,259 reflecting a percentage increase of 0.9%.

New South Wales experienced the largest absolute increase in seasonally adjusted employment by 10,000 persons. The unemployment status in New South Wales over the June Quarter increase by 0.5% to 5.7%.

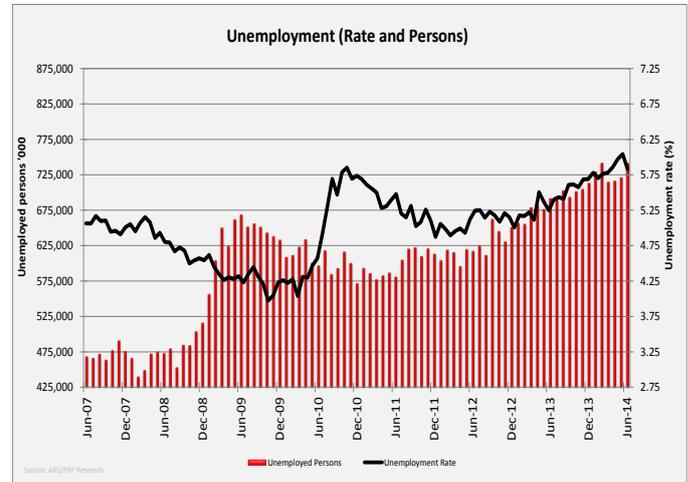


Chart 2 – Unemployment – Source ABS

### Interest Rates

As at the date of publishing, the official Cash Rate over the June quarter 2014 remained unchanged at 2.50%. The Reserve Bank of Australia's Media Release for July 2014, released 1st July 2014 explained that;

*"In Australia, recent data indicate somewhat firmer growth around the turn of the year, but this resulted mainly from very strong increases in resource exports as new capacity came on stream; smaller increases in such exports are likely in coming quarters. Moderate growth has been occurring in consumer demand. A strong expansion in housing construction is now under way. At the same time, resources sector investment spending is starting to decline significantly. Signs of improvement in investment intentions in some other sectors are emerging, but these plans remain tentative as firms wait for more evidence of improved conditions before committing to significant expansion. Public spending is scheduled to be subdued. Overall, the Bank still expects growth to be a little below trend over the year ahead."*

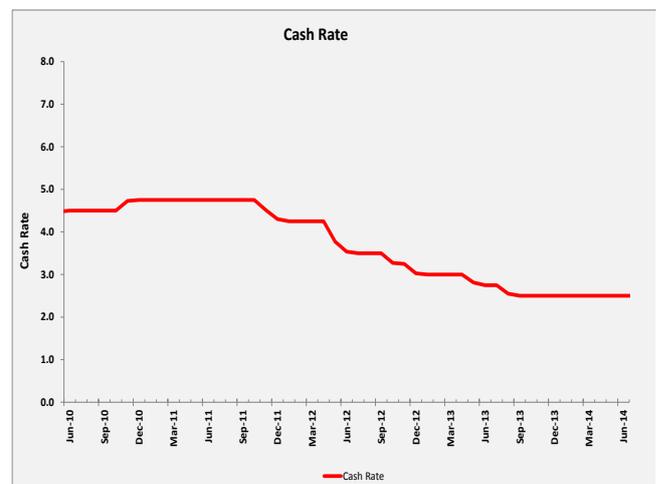


Chart 3 – Cash Rate – Source RBA

## Bond Market

### 10 Year Bond & 90 Day Bill Rate

In the twelve months to June 2014, the 10 Year Bond Rate has increased by 16 basis points to 3.70%. Conversely, the 90 Day Bill Rate has declined by 10 basis points from 2.80% to 2.70%. Over the June 2014 quarter, 10 Year Government Bonds recorded a steady decline of 40 basis points from 4.10%.

The 90 Day Bill Rate recorded a steady increase over the June quarter by 4 basis points. Year on year analysis has revealed that the 90 Day Bill Rate has declined a total of 10 basis points since June 2013.

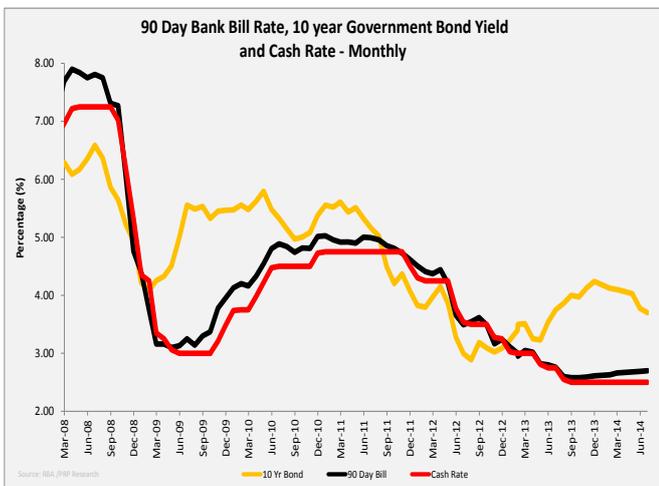


Chart 4 – 90 Day Bill, 10 year bond and cash rate - MONTHLY – Source RBA

Analysis of 10 Year Government Bonds has revealed an increase of 16 basis points over the month of June 2014 with the 10 year bond rate currently at 3.88%. 90 day bill rates remained relatively no changes over the month of June at 2.69%. The changes in both 10 year bonds and the 90 day bill rate reflect a yield spread of 100 basis points.

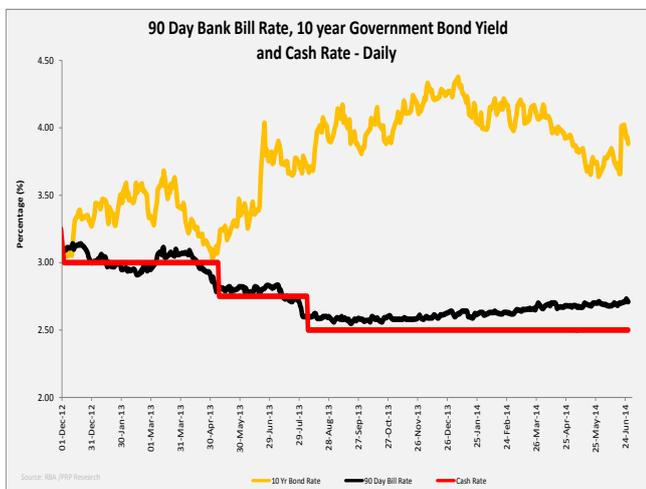


Chart 5 – 90 Day Bill, 10 year bond and cash rate – DAILY – Source RBA

## CPI

According to the Australian Bureau of Statistics (June 2014), the Australia's All Groups CPI increased by 0.5% over the quarter to June 2014 from 105.4 to 105.9. The annual CPI change to June 2014 recorded a growth of 3%.

The most significant price rises over the June quarter were for medical and hospital services (+4.6%), tobacco (+3.1%) and new dwelling purchase by owner-occupiers (+1.6%). The insurance and financial services group remain unchanged over the June quarter.

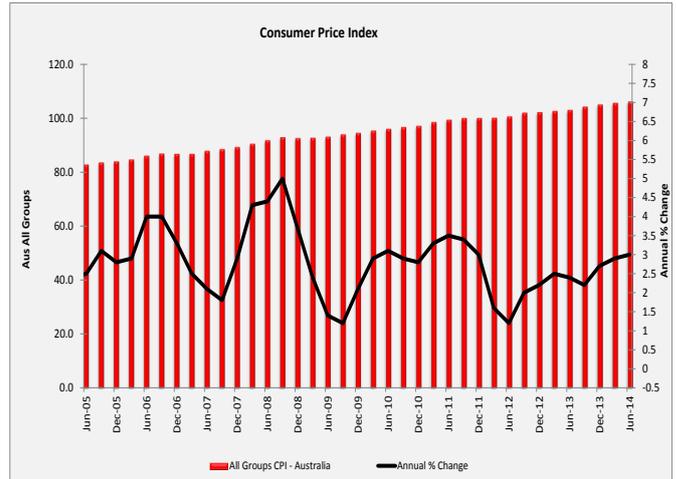


Chart 6 – Consumer Price Index—Source—ABS

## Consumer Sentiment

The Westpac Melbourne Institute of Consumer Sentiment Index increased by 0.3% in June from 92.9 index points in May to 93.2 index points in March. Over the quarter the index has declined by 6.3 points, a decline of 6.33%. Over the twelve months to June the index declined by 9 index points, reflecting a percentage decline of 8.79%.

The Index has risen from its lowest in May and is expected to continue to do so. Westpac's Senior Economist, Matthew Hassan stated; "Sentiment has stabilised after registering a sharp fall in the wake of the Federal Budget last month. The Index is still in firmly pessimistic territory however, down 6.6% from its pre-Budget level in April and 15.6% below its post-election high in November last year".

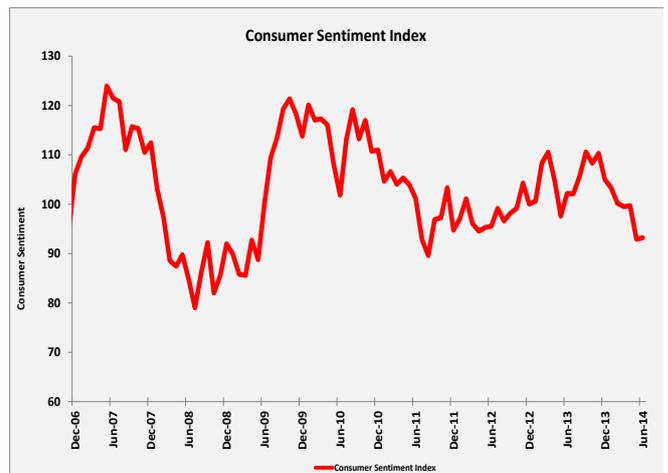


Chart 7 – Consumer Sentiment Index – Source - Westpac—Melbourne Institute Survey

## Residential LGA Zones

According to the Real Estate Institute of Australia, the local government areas (LGAs) in the Sydney's Statistical Division will be divided up into three geographical rings being inner, middle and outer. The LGAs included in each geographical ring are listed below.

### Inner Sydney

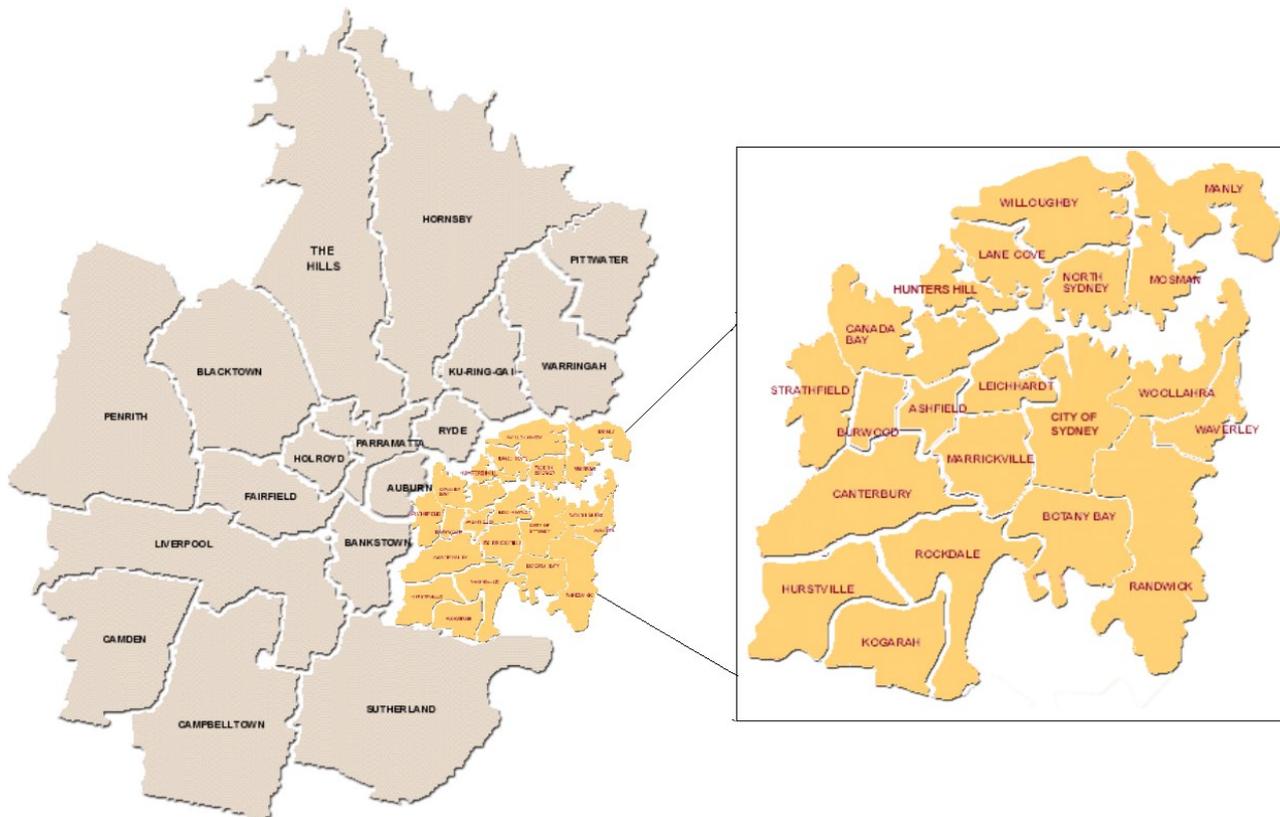
- Ashfield, Botany Bay, Lane Cove, Leichardt, Marrickville, Mosman, North Sydney, Randwick, Sydney City [South Sydney merged since 2004], Waverly, Willoughby and Woollahra.
- According to the Australian Bureau of Statistics, the Inner Sydney total population in 2013 is estimated to be 753,939, whereby the Sydney City LGA assumes the largest population at 191,918 persons.

### Middle Sydney

- Auburn, Bankstown, Burwood, Canada Bay, Canterbury, Hunters Hill, Hurstville, Kogarah, Ku-ring-gai, Manly, Parramatta, Rockdale, Ryde and Strathfield.
- According to the Australian Bureau of Statistics, the Middle Sydney total population in 2013 is estimated to be 1,057,040. The Bankstown LGA assumes 18.6% of the total population at 196,974 persons.

### Outer Sydney

- Blacktown, Camden, Campbelltown, Fairfield, The Hills, Holroyd, Hornsby, Liverpool, Penrith, Pittwater, Southerland and Warringah.
- According to the Australian Bureau of Statistics, the Outer Sydney total population in 2013 is estimated to be 1,874,750. The Blacktown LGA has the highest recorded population over all other Sydney LGAs with 325,185 persons.



Sydney metropolitan LGA boundaries – Source Division of Local Government

## Residential Market

According to the Australian Bureau of Statistics category 8731.0 Building Approvals May 2014, the total number of house dwelling approvals in the Sydney Statistical Division over the month has showed an increase from 880 approvals in April to 1,025 approvals in May 2014. This has reflected a decline of 0.97% when compared to house dwelling approvals in May 2013.

The total number of non-house dwelling approvals has increased by 41.58% from 1,479 dwelling approvals in April to 2,094 dwelling approvals in May. In comparison to twelve months prior to May 2013, a substantial growth of 53.74% was recorded. Total dwelling approvals in the year to May 2014 was 14,842.

The increase in dwelling approvals shows that residential activity in the Sydney market is improving. This is especially prominent in the non-house dwelling approvals which nearly doubled in the monthly and yearly comparison.

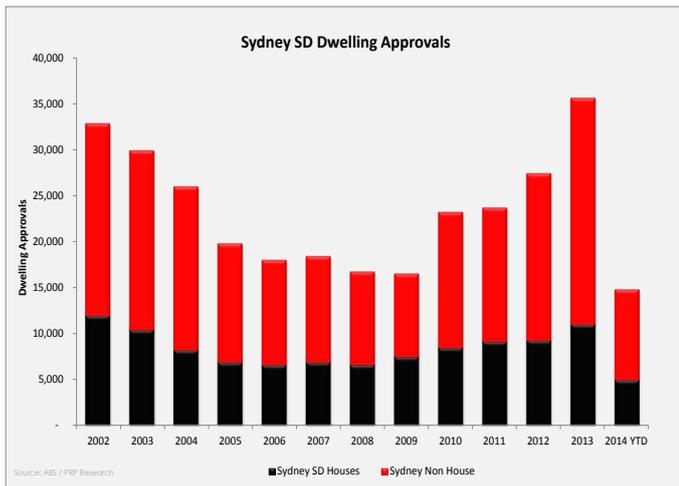


Chart 8 – Sydney SD Dwelling Approvals—Source ABS

### Market Affordability

Market affordability figures for the June quarter 2014 are not available from the Real Estate Institute of Australia (REIA) however PRP Research have used figures from the March 2014 quarter for analysis.

Over the March quarter 2014 according to the REIA the Sydney Median House price increased by 3.1% to \$782,973, and 12.6% compared to March 2013. The Sydney median house price over the quarter recorded positive results in all zones of Inner and Middle of 3.1%, 1.3% whereas Outer Sydney remained unchanged, to median sale prices of \$1,350,000, \$907,000 and \$550,000 respectively.

All zones recorded increases in the median house price over the twelve months to March 2014, with the most market growth in Middle Sydney of 21.7%, followed by Inner Sydney and Outer Sydney with 17.4% and 13.4% respectively.

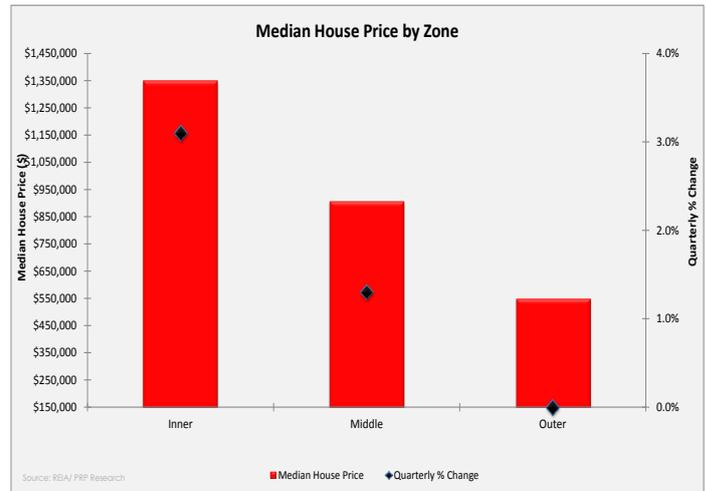


Chart 9 – Median House Price by Zone – Source REIA

Other dwelling median house prices also recorded positive results with all zones bar Outer Sydney increasing over the March quarter. Inner Sydney recorded the largest increase of 3% with a median sale price of \$696,200.

Middle Sydney recorded marginal growth of 0.2% with a median sales price of \$540,000 and Outer Sydney experienced a decline of -2.2% with a median sales price of \$455,000. The year on year comparison saw an increase in all zones of inner, middle and outer Sydney recording growth of 13.8%, 10.2% and 7.1% respectively.

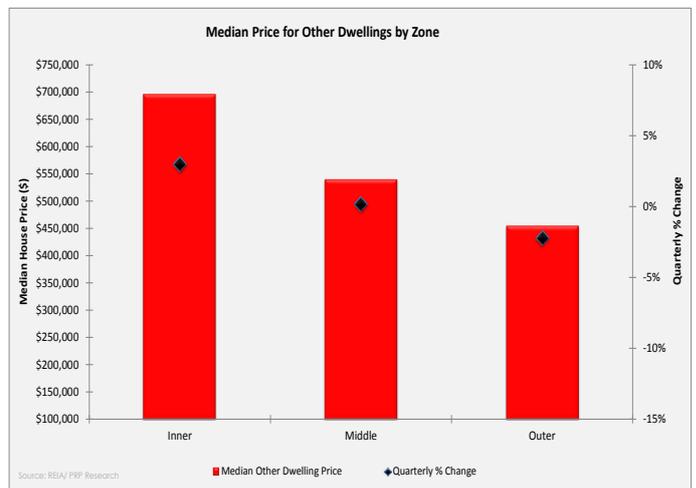


Chart 10 – Median Price for Other Dwellings by Zone – Source REIA

## Rental Market

Over the March quarter 2014, positive results were recorded in all zones of Sydney house rents. The most marked growth was in Middle Sydney 2 bedrooms and Inner Sydney 2 bedrooms, with growth of 2.3% and 1.6% to median weekly rental of \$440 and \$650 respectively. Outer Sydney 2 bedrooms and 3 bedrooms also increased by 0.7% and 2.5% respectively to median weekly rental of \$343 and \$410. All other zones Sydney zones remained unchanged over the quarter.

Over the twelve months to March 2014, all Sydney zones recorded growth, with Inner Sydney 2 and 3 bedrooms increasing by 4.8% and 1.3% respectively. Middle Sydney 2 and 3 bedrooms followed with annual growth of 2.3% and 5.8% respectively. Outer Sydney 2 bedrooms increased by 3.8% over the year and 3 bedrooms recorded annual growth of 2.5%.

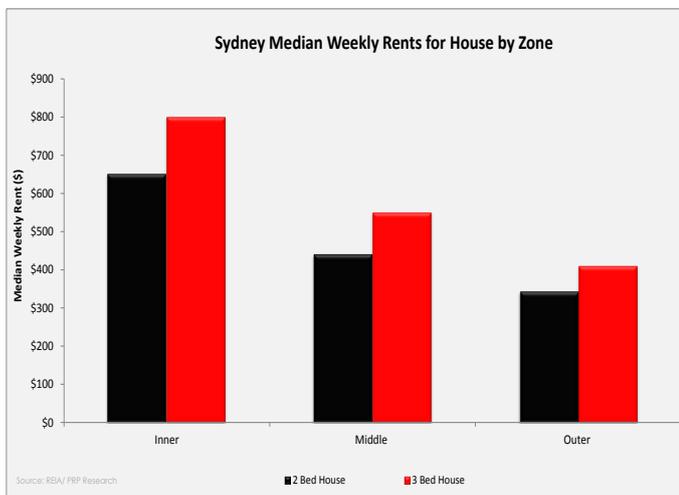


Chart 11 – Sydney Median Weekly Rents for House by Zone – Source REIA

The March 2014 quarter revealed positive results on other dwelling rents across all zones. All zones recording growth apart from Inner and Outer Sydney 2 bedrooms, which remained unchanged at \$620 and \$390 per week respectively. The most marked quarterly growth was in Outer and Middle Sydney 1 bedrooms with growth of 3% and 2.4% to median weekly rental of \$340 and \$430 respectively.

Over the twelve months to March 2014, all Sydney Other Dwelling zones recorded increases in median weekly rentals. The most marked growth was in Outer Sydney 1 bedrooms with growth of 9.7% and Middle Sydney 2 bedrooms with the growth of 5.8%. Inner Sydney followed with 1 and 2 bedrooms recorded annual growth of 5.3% and 4.2% to median weekly rentals of \$500 and \$620 respectively. Middle Sydney 1 bedrooms and Outer Sydney 2 bedrooms had a smaller annual growth of 2.4% and 2.6% respectively.

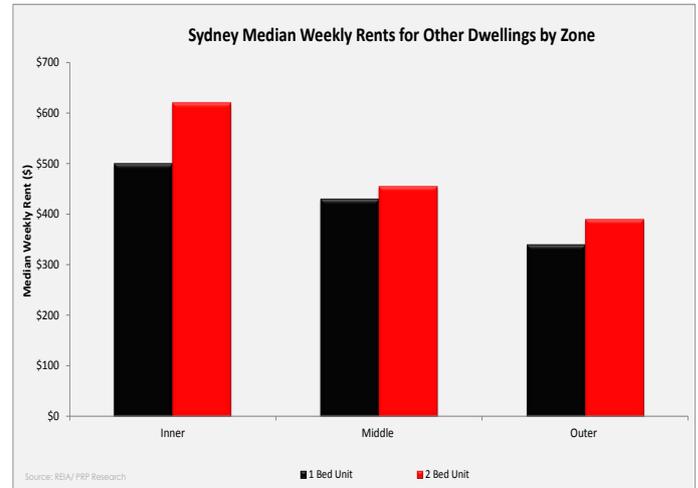


Chart 12 – Sydney Median Weekly Rents for Other Dwellings by Zone – Source REIA

The rental and sales activity in Sydney's inner, middle and outer rings over the past quarter has shown that there was growth in both houses and units. This corresponds to the 0.4% fall in vacancy rate in Sydney over the quarter to 1.4%. In comparison to March quarter 2013, Sydney's vacancy rates had tightened by 0.4% from 1.8%.

## Vacancy Rates

The total Sydney metropolitan vacancy rates have decreased over the month to June 2014 to 1.8%. PRP Research had observed that the vacancy conditions in Sydney had improved by 14.3% on a year on year analysis.

Middle Sydney had experienced the sharpest decline over the month to June by 16% to 2.1% vacancy; Inner Sydney at 1.9% and Outer Sydney at 1.5% vacancy respectively. However, the overall Sydney residential market had recorded an increase in vacancy rates during the June quarter.

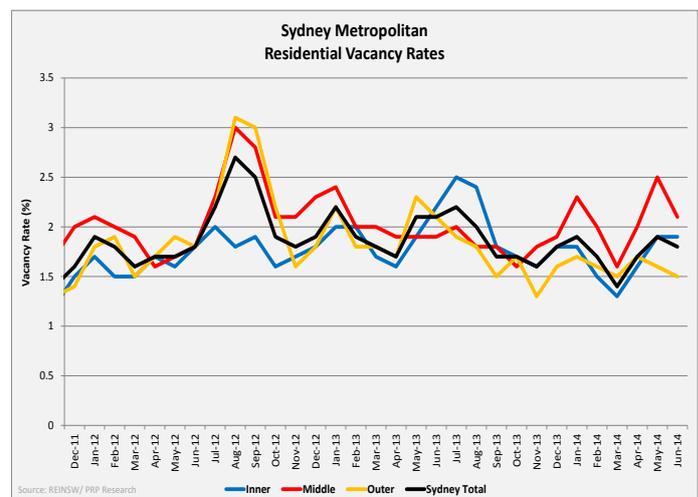


Chart 13 – Sydney Vacancy Rates – Source REINSW

## Residential Development Supply

The outlook for residential development in Sydney was mainly focussed in the Inner Sydney region in the June quarter 2014. The Inner Sydney region contributed to 48.4% (12,322 units) of the total projected new supply of apartments in 2015-16. Middle Sydney followed with a projected 8,512 new units, with new units in Outer Sydney expected to include 4,630 new units in the same period.

According to Building Construction Information Australia, there were over 130 development applications and approvals for residential developments which includes apartments, units, townhouses, subdivision and urban township in the June quarter 2014. In comparison to March quarter 2014, the total Sydney development activity had increased by 29%.

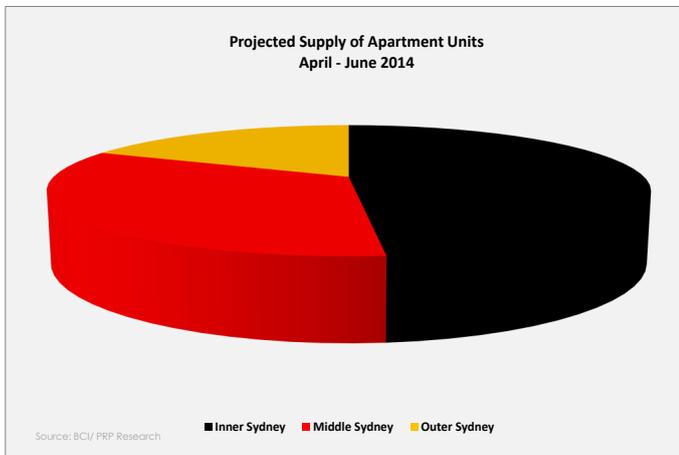


Chart 14 — Projected Supply of Apartment Units in Metropolitan Sydney in June Quarter 2014 — Source — PRP Research

### Inner Sydney

The Inner Sydney region has recorded the most activity in new residential development of apartments compared to Middle and Outer Sydney.

PRP Research had observed that the Botany Bay LGA had recorded both the highest number of proposed supply of new apartment units (5,095 units) and an estimated value of approximately \$5.395 billion in the June quarter.

The major development proposal that contributed to the Botany Bay results was the development application of a mixed use development by Meriton Apartments on the former British American Tobacco Australia site, next to Westfield Eastgardens. The development plan includes 2,300 units, 8,000 sqm central park land, a shopping centre, public town square and a childcare centre(150 places).

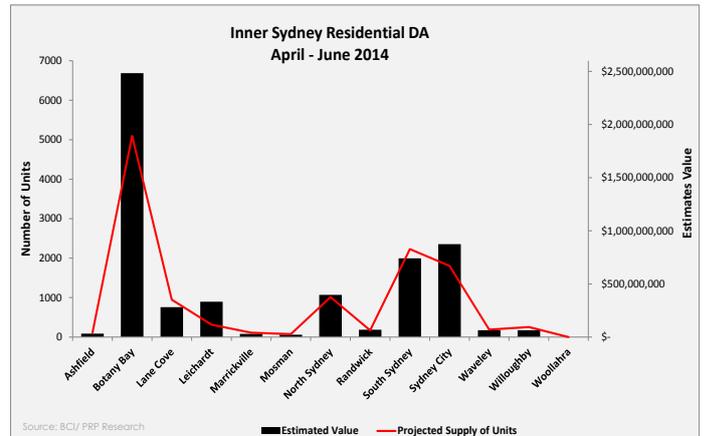


Chart 15 – Inner Sydney Residential Development Approvals – Source – PRP Research

Second to the Botany Bay LGA was the Sydney LGA development outlook. Many anticipated residential developments in the past quarter were located in the Sydney LGA. Significant developments include 'Central Park' at Chippendale, 'Harold Park' at Forest Lodge, 'Barangaroo South' on Hickson Road, 'Sydney Greenland Centre' on Bathurst Street and 'Green Square Town Centre' at the Green Square precinct.

An increase in the proposed supply of new apartment units was also recorded in the North Sydney LGA. The significant developments in North Sydney includes the 'Air Apartments' at St Leonards, 'Skye by Crown' on Pacific Highway at North Sydney, 'Coles Crows Nest Plaza' at Crows Nest and 'Bridgehill Residences' on Alfred Street at Milsons Point.



Artist Impression of Barangaroo South Residential Apartments — Source — barangaroosouth.com

### Middle Sydney

PRP Research had observed that the most significant development activity within the Middle Sydney region in June quarter 2014 was the Parramatta LGA. It recorded the highest estimated value in proposed residential developments of \$2.897 billion, which was nearly two times the total of estimated value of developments in other LGAs in Middle Sydney region.

The main supply of apartment units were sourced from the 'Parramatta Square' mix use development. The development includes a projected supply of 700 apartment units in a 90 storey residential tower with ground floor retail and a 150 room hotel with catering and functions centre, four 5 Green Star commercial towers, and council facilities. Construction is expected to begin in the 4th quarter of 2014.



Parramatta Square Development, Residential tower (left) and Stage One Commercial Office Tower (right) – Source theurbandev.com

The number of apartments in the Ryde LGA has decreased in the June quarter in comparison to the March quarter. However, the outlook of unit supply had increased by 19.4% in the past quarter to 1,553 proposed supply of apartment units. The largest development proposal was the 'Stamford Grand Site—Macquarie Village'. The plan is to develop seven new residential buildings containing 636 units and 715 car spaces.

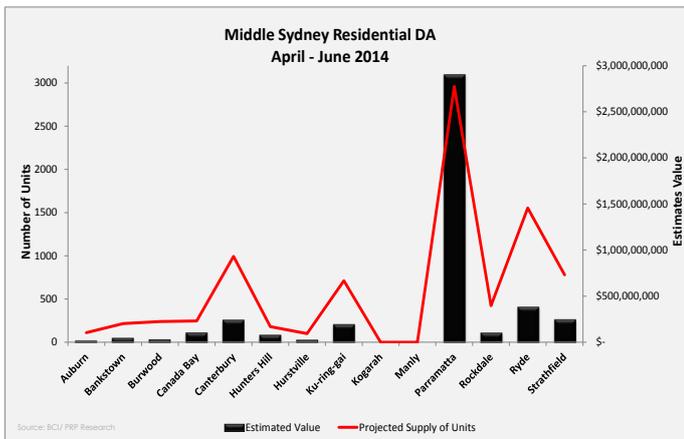


Chart 16 – Middle Sydney Residential Development Approvals -- Source—PRP Research

### Outer Sydney

According to Building Construction Information Australia, PRP Research had observed that the majority of residential developments in Outer Sydney are generally apartment units only. However, many proposed developments that are located near the town centre have been documented as mix use developments.

The total projected supply of apartment units in Outer Sydney region amounts to 4,630 at a total estimate value of \$1.077 billion. The highest development activities were recorded in The Hills, Penrith, Hornsby and Blacktown LGAs providing a future supply of 1,033 units, 1,022 units, 620 units and 568 units respectively.

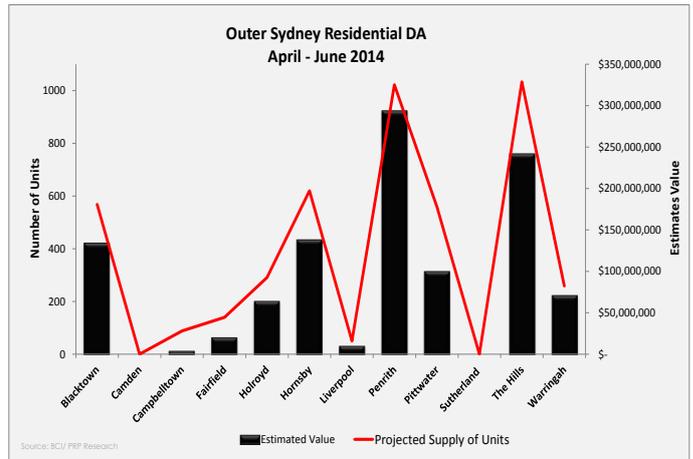


Chart 17 – Outer Sydney Residential Development Approvals -- Source—PRP Research

The most significant residential development project in the June quarter was the 'Parkview' in the Penrith LGA. It will provide 570 apartment units across 12 buildings with ground floor office/retail tenancies and includes a 1,800 sqm tavern. Construction is expected to begin in the 4th quarter of 2014.

Other major developments in the Outer Sydney region included the 'Warriewood Valley Redevelopment' at Warriewood in Pittwater LGA, 'Norwest Business Park Town Centre (Stage 1)' at Baulkham Hills in The Hills LGA, and 'Brookvale Hotel Redevelopment' at Brookvale in Warringah LGA.



'Oceanvale Apartments' Warriewood Valley Redevelopment by Meriton – Source meriton.com.au

## Development Site Sales

Address	LGA	Vendor	Buyer	Date	Sale	Site Area		Floor Space	
						(Ha)	Dwellings	Rate/Unit	Ratio
904 Bourke Street, Waterloo NSW 2017	South Sydney	private investor	JQZ	Jan-14	\$46,800,000	1.460	400	\$117,000	1.5 : 1
151 Samantfha Riley Drive, North Kellyville NSW 2155	The Hills	The Metropolitan Water Sewerage and Drainage Board	Sunland Group	Jan-14	\$7,200,000	3.900	60	\$120,000	n/a
5 Whiteside Street, Macquarie Park NSW 2113	Ryde	EGC Custodian Services Pty Ltd	Skylake Group Pty Ltd	Feb-14	\$25,177,000	1.390	135	\$186,496	n/a
495 Harris Street, Ultimo NSW 2007	Sydney	AMP Capital	Auswin TWT	Feb-14	\$63,000,000	1.000	250	\$252,000	4 : 1
84-92 Epsom Road, Zetland NSW 2017	South Sydney	Goodrich Control Systems	Meriton Apartments Pty Ltd	Mar-14	\$47,500,000	1.033	250	\$190,000	1.5 : 1
22 George Street, Leichardt NSW 2040	Leichardt	KGS (Victoria) Pty Ltd	Greenland	Mar-14	\$47,100,000	1.013	244	\$193,033	0.5 : 1
508 Canterbury Road, Campsie NSW 2194	Canterbury	PNPL The Entrance Pty Ltd	Australia Jia Shun Development Pty Ltd	Mar-14	\$13,750,000	0.371	83	\$165,663	0.5 : 1
350 Hume Highway, Bankstown NSW 2200	Bankstown	5 private owners	Dyldam Developments Pty Ltd	Apr-14	\$11,400,000	1.172	185	\$61,622	1 : 1*
Cnr Bruncker Road and Cooper Road, Potts Hill NSW 2143	Bankstown	UrbanGrowth NSW	JSN Hannah	May-14	\$12,000,000	1.446	120	\$100,000	0.7 : 1
1-3 Charles Street, Canterbury NSW 2193	Canterbury	Bluetrail Holdings Pty Ltd	Modern Developments 8 Pty Group & LaSalle Property Management	May-14	\$11,500,000	0.353	108	\$106,481	1.5 : 1
1-17 Delhi Road, North Ryde NSW 2113	Ryde	UrbanGrowth NSW	Craig & Co Pty Ltd	May-14	\$50,000,000	1.3	400	\$125,000	2 - 2.49 : 1
9-11 Weston Street, Rosehill NSW	Parramatta	private investor	Meriton Apartments Pty Ltd	May-14	\$8,500,000	0.313	68	\$125,000	n/a
1-5 Kent Road, Mascot NSW 2020	Botany Bay	n/a	foreign private investors	May-14	\$40,000,000	0.782	250	\$160,000	3.2 : 1
66A Doncaster Avenue, Randwick NSW 2031	Randwick	Anson City Developments 1 Pty Ltd	foreign private investors	Jun-14	\$220,000,000	1.730	82	\$2,682,927	0.9 : 1

Table 1 — Residential Development Site Sales - Source - PRP Research

\* Based on the Draft Bankstown LEP 2014

## Market Observations

In the June Quarter 2014, significant activity was recorded in the urban growth areas as well as the Inner Sydney region. The number of developments in the Sydney LGA trumped all other LGAs with a total of 21 residential/ mixed use developments at various approval stages.

According to the Australian Bureau of Statistics, the majority of the population demographics living in high-rise apartment units are employed people between the ages of 25-44. The demand for Sydney CBD residential is forecasted to increase because of a growing social trend to live close to place of employment, retail activity, supermarkets and a railway station.

The Middle Sydney region developments also responded to the social trend. Many developments close to railway stations and office precincts included ground floor retail, commercial and childcare tenancies in the development plans. Parramatta, Canterbury and Ryde developments are also popular choices for buyers and investors. Asian investors were particularly interested in Inner Sydney and Middle Sydney developments.

Sydney's growing population had also created interest in other CBDs, particularly the in outer west cities of Hornsby, Norwest Bella Vista and Penrith. Proposed developments have smaller supply of apartment units but more car spaces than the Inner and Middle Sydney regions.

In the six months to June 2014, development site sales activity occurred mainly in the Inner and Middle Sydney regions. Many site sales were of pre-existing industrial properties due to the limited supply of residential sites in proximity to the city centre such as Mascot, Zetland and Canterbury. This trend for apartments close to the city centre and CBD is expected to continue in the thriving property market.



## 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 including airports and port facilities

## 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 central office location within the Sydney Central Business District we serve our clients' needs throughout the Sydney CBD, greater Sydney metropolitan area, throughout the state of New South Wales. For special purpose real estate asset classes, infrastructure, and plant & machinery we operate throughout Australia and globally either directly or through our relationship offices.

## **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 & re-valuations
- 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



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