RESEARCH

Cordell Construction Monthly

AUSTRALIA | AUGUST 2026

Contents

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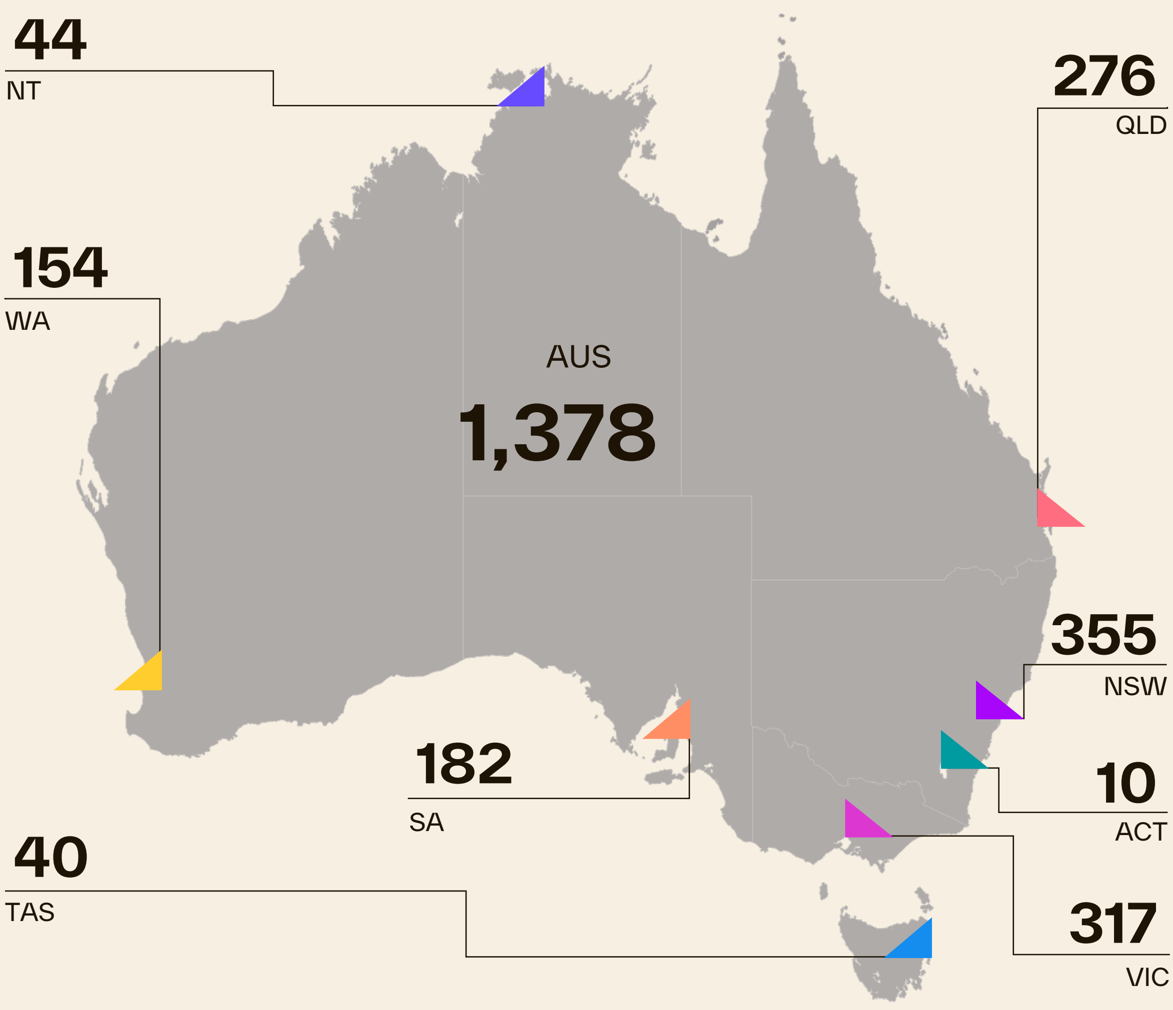
Pipeline – Australia

There were 1,378 new projects identified by Cordell nationally in July, up 15.8% month-on-month. This is the highest volume of new projects recorded since January (1,424). The number of new projects identified nationally over the past three months was up 1.9% on the previous three-month period, while the number of new projects seen over the past 12 months was just 1.1% lower compared with the 12 months to July 2025.

Over the past 12 months, the number of new projects identified by Cordell increased by 12.3% in Queensland, 8.3% in Tasmania, 5.6% in Western Australia, 3.8% in South Australia and 3.7% in the NT when compared with the previous 12-month period. On the other hand, Victoria (-11.9%), New South Wales (-6.9%) and ACT (-6.8%) recorded a decline in new projects over the same period.

Apartments & units (10.0%) and civil engineering (6.7%) were the only sectors to see an increase in the number of new projects identified by Cordell over the year to July 2026.

Number of projects



Median Project Value

CIVIL ENGINEERING	COMMERCIAL	COMMUNITY	APPARTMENTS & UNITS	INDUSTRIAL	MINING
$1,500,000	**$1,870,000**	**$2,000,000**	**$2,000,000**	**$2,000,000**	**$6,500,000**

Pipeline – By state

Share of Project Numbers by Category

	# of projects	Civil engineering	Commercial	Community	Apartments & units	Industrial	Mining
NSW	355	29.3%	15.2%	19.2%	19.7%	16.6%	0.0%
VIC	317	36.0%	5.7%	21.1%	25.9%	10.7%	0.6%
QLD	276	31.5%	9.1%	22.1%	22.8%	13.0%	1.4%
SA	182	17.6%	4.4%	10.4%	50.0%	17.6%	0.0%
WA	154	33.8%	8.4%	33.8%	12.3%	7.1%	4.5%
TAS	40	42.5%	7.5%	25.0%	12.5%	10.0%	2.5%
ACT	10	30.0%	10.0%	20.0%	30.0%	10.0%	0.0%
NT	44	34.1%	0.0%	9.1%	0.0%	0.0%	56.8%
AUS	**1,378**	**30.8%**	**8.9%**	**20.5%**	**24.2%**	**12.8%**	**2.8%**

Share of Project Values by Category

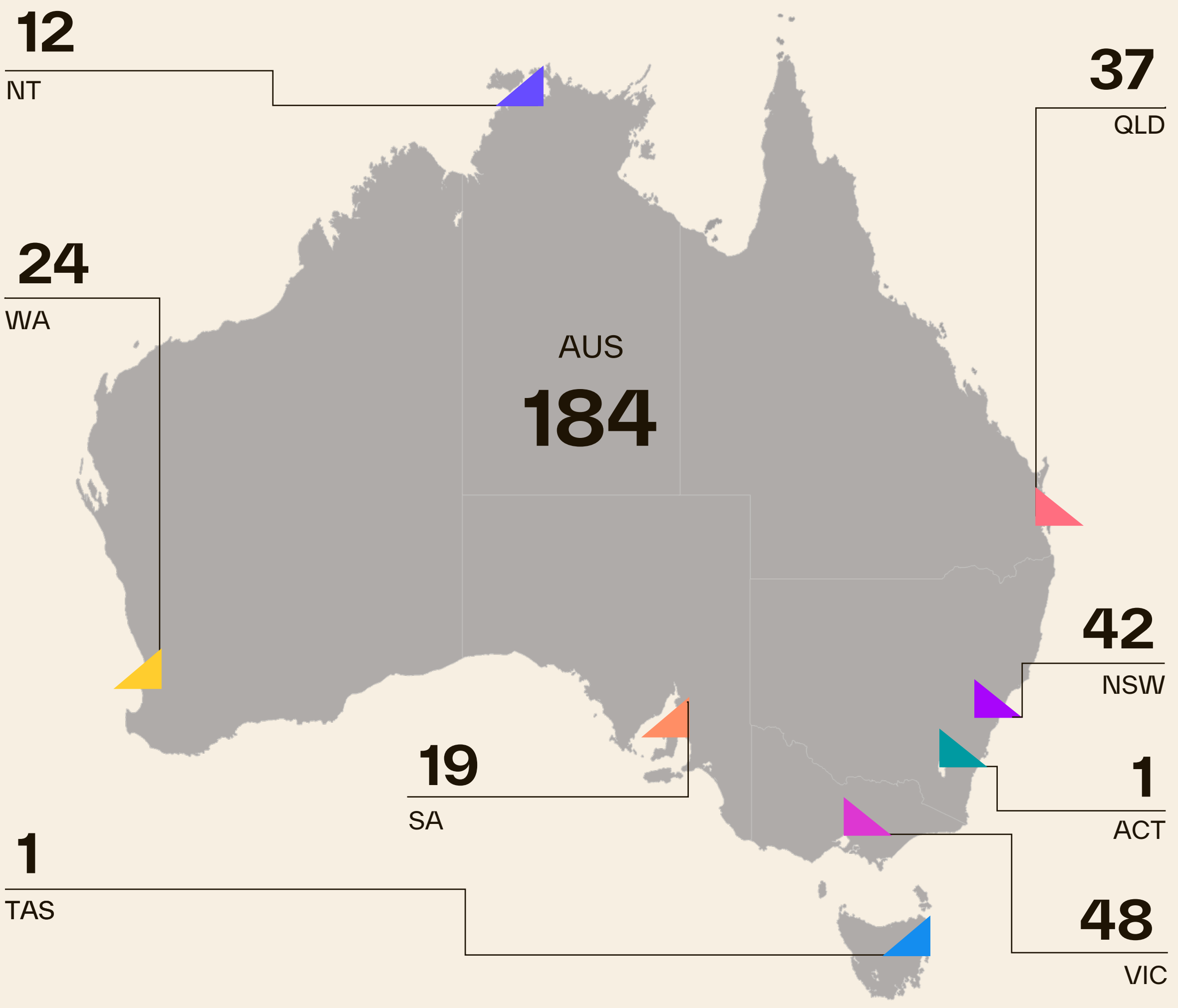
	Estimated value of projects	Civil engineering	Commercial	Community	Apartments & units	Industrial	Mining
NSW	$7.7 billion	4.1%	50.7%	3.7%	34.6%	6.9%	0.0%
VIC	$10.2 billion	18.2%	68.5%	2.9%	7.9%	0.6%	2.0%
QLD	$3.2 billion	17.7%	39.3%	8.6%	24.0%	9.2%	1.1%
SA	$632 million	25.6%	1.7%	36.3%	30.2%	6.2%	0.0%
WA	$2.0 billion	71.8%	1.2%	11.6%	4.1%	3.4%	7.8%
TAS	$115 million	40.6%	4.3%	28.3%	18.3%	2.4%	6.1%
ACT	$19 million	48.1%	8.1%	20.1%	16.5%	7.1%	0.0%
NT	$312 million	23.9%	0.0%	3.5%	0.0%	0.0%	72.7%
AUS	**$24.3 billion**	**18.6%**	**50.3%**	**5.6%**	**18.8%**	**4.1%**	**2.6%**

Moving into construction – Australia

Nationally, 184 projects moved into the construction phase in July, up 14.3% month-on-month, with 161 projects recorded in June. While the number of projects moving into construction over the past three months is 45.2% higher than the previous three-month period, the number of projects moving into construction over the 12 months to July is 12.4% lower than the previous 12-month period.

Apartments & Units (11.3%) was the only sector to record an increase in the number of projects moving into construction over the 12 months to July 2026, with all other sectors recording a decline when compared with the previous 12-month period.

Number of projects



Median Project Value

CIVIL ENGINEERING	COMMERCIAL	COMMUNITY	APARTMENTS & UNITS	INDUSTRIAL	MINING
$5,000,000	**$5,000,000**	**$3,676,231**	**$12,000,000**	**$4,400,000**	**n.a.**

Moving into construction – By state

Share of Project Numbers by Category

	# of projects	Civil engineering	Commercial	Community	Apartments & units	Industrial	Mining
NSW	42	38.1%	9.5%	35.7%	11.9%	4.8%	0.0%
VIC	48	22.9%	8.3%	56.3%	6.3%	6.3%	0.0%
QLD	37	35.1%	5.4%	29.7%	13.5%	16.2%	0.0%
SA	19	10.5%	15.8%	21.1%	36.8%	15.8%	0.0%
WA	24	29.2%	16.7%	33.3%	12.5%	8.3%	0.0%
TAS	1	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%
ACT	1	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%
NT	12	66.7%	8.3%	8.3%	16.7%	0.0%	0.0%
AUS	**184**	**31.0%**	**9.8%**	**37.0%**	**13.6%**	**8.7%**	**0.0%**

Share of Project Values by Category

	Estimated value of projects	Civil engineering	Commercial	Community	Apartments & units	Industrial	Mining
NSW	$788 million	15.5%	8.5%	12.6%	44.1%	19.2%	0.0%
VIC	$445 million	18.9%	27.7%	32.0%	17.5%	4.0%	0.0%
QLD	$540 million	16.5%	2.2%	53.5%	22.5%	5.3%	0.0%
SA	$156 million	5.8%	9.9%	11.7%	60.8%	11.8%	0.0%
WA	$306 million	18.3%	13.8%	49.3%	16.7%	1.8%	0.0%
TAS	$12 million	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%
ACT	$12 million	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%
NT	$180 million	70.7%	8.2%	1.8%	19.3%	0.0%	0.0%
AUS	**$2.4 billion**	**20.0%**	**11.3%**	**29.8%**	**29.8%**	**9.1%**	**0.0%**

NSW

The $400 million second stage of the Reserve Bank of Australia Head Office Redevelopment in Sydney is progressing through the procurement of environmentally sustainable design consultancy services. The redevelopment forms part of the broader modernisation of the Reserve Bank's headquarters and includes upgrades designed to improve operational performance and sustainability outcomes. The Reserve Bank of Australia is leading the project and continuing long-term investment in one of the nation's most significant institutional assets. The development highlights the increasing focus on sustainability-driven upgrades across major government and commercial buildings.

A $285 million residential development is advancing at Settlers Court Residential Building in Werrington. The project will deliver a substantial residential community designed to support population growth across Western Sydney. Mackenzie Architects International has been engaged and the proposal is expected to contribute significantly to future housing supply within the region. The development aligns with broader urban growth occurring across Sydney's western corridor.

Plans are progressing for a $250 million mixed-use development at Campsie. The proposal comprises a major mixed-use development incorporating residential and commercial components designed to increase density and activity within the Canterbury-Bankstown region. CS1 Evaline Development is leading the project, with PBD Architects responsible for the design. The development continues the transformation of key transport-serviced centres into higher-density urban precincts.

The first of several major affordable housing initiatives has been announced through the $240 million Landcom Edmondson Park Affordable Housing Portfolio. Landcom is leading the program, which will deliver new affordable housing supply within one of Sydney's fastest-growing residential corridors. The project forms part of a broader strategy to expand accessible housing while supporting urban growth and community development throughout Western Sydney.

A second $240 million affordable housing initiative is progressing through the Landcom Glenfield Affordable Housing Portfolio. Delivered by Landcom, the program will increase affordable housing opportunities while supporting housing diversity across Sydney's south-west. The project demonstrates continued government-led investment in housing supply and affordability outcomes across key growth areas.

VIC

A major $450 million mixed-use development has been proposed in Melbourne. The project is currently progressing through Development Application and will deliver a significant city-shaping development incorporating residential, commercial and supporting urban infrastructure uses within Melbourne's CBD. Sime Darby Berhad is leading the development, with Cox Architecture engaged to deliver the design. The proposal represents one of the largest non-data-centre developments announced in Victoria this month and is expected to contribute substantially to ongoing urban renewal and increased activity within the city centre.

The $250 million BAPS Hindu Maha Mandir project at Cranbourne South is continuing to advance following further updates in July. The development will deliver a major religious and community precinct designed to support Victoria's growing Hindu community, incorporating places of worship, community gathering facilities and supporting infrastructure. BAPS Swaminarayan Sanstha is leading the project, which is expected to become one of Australia's largest Hindu temple developments. The project will provide a significant cultural and community asset for Melbourne's south-east.

A $85 million residential development is progressing in Brunswick. The proposal comprises a substantial apartment development within one of Melbourne's established inner-city growth corridors. Stockland Development is leading the project, with Jackson Clements Burrows engaged as architect. The development is expected to increase housing supply and contribute to ongoing urban consolidation within the municipality.

Development application plans have been lodged for a $65 million Apartments & Retail project in Hawthorn. The mixed-use proposal incorporates residential apartments and ground-floor retail uses designed to strengthen activity along one of Melbourne's key commercial strips. OP Glenferrie is leading the development, with Wardle Studio appointed as architect. The project supports continued investment in higher-density housing and mixed-use development within established metropolitan activity centres.

The $50 million Victorian School Building Authority Schools Capital Works Program is progressing across Victoria following publication during July. Delivered by the Department of Education and Training, the program will fund capital upgrades and school infrastructure improvements across multiple sites. The initiative reinforces ongoing state investment in education infrastructure and is expected to support growing enrolments across metropolitan and regional communities.

QLD

The $940 million PsiQuantum Brisbane Compute Center at Petrie is progressing through early development activities and represents Queensland's largest project announcement this month. The development will deliver a major advanced computing facility designed to support quantum computing technology and associated infrastructure. PsiQuantum is leading the project, positioning Queensland at the forefront of emerging technology investment in Australia. The proposal is expected to create significant economic and research opportunities for the state.

The $200 million extension of the Gold Coast Light Rail between Gold Coast University Hospital and Biggera Waters Harbour Town is progressing through planning and delivery activities. The project is being delivered by GoldLinQ and will enhance connectivity between key residential, employment and tourism destinations. The extension will strengthen public transport capacity along the northern Gold Coast corridor while supporting continued population growth.

Development application plans have been lodged for a $140 million mixed-use development in Brisbane. The proposal comprises a major mixed-use building incorporating residential and commercial uses within the CBD fringe. CBUS Property is leading the project, with Hassell engaged as architect and Hutchinson Builders identified as the builder. The development will contribute to ongoing urban renewal and increased activity within central Brisbane.

The $100 million Lake Orr Urban Village Stage 1 at Varsity Lakes is advancing through planning and delivery. The project will provide a mixed-use urban village featuring residential accommodation together with food and beverage uses designed to activate the precinct. CRU Collective is acting as both developer and builder. The proposal forms part of continuing growth and diversification across the Gold Coast's southern suburbs.

Plans are progressing for the $85 million Avela Albion Apartments mixed-use development at Albion. The project will deliver a new residential and mixed-use development within one of Brisbane's established urban renewal precincts. Kennon+ is leading the architectural design, and the proposal is expected to contribute additional housing supply and support ongoing regeneration within Brisbane's inner north.

WA

The $100 million Kwinana Bulk Terminal Marine Infrastructure Redevelopment is progressing through planning and delivery activities. The project will modernise marine infrastructure and improve freight handling capabilities within one of Western Australia's key industrial port precincts. The Department of Transport & Major Infrastructure is leading the development. The proposal is expected to strengthen long-term trade, logistics and industrial capacity across the state.

A $94 million aquatic and community infrastructure project is progressing through design procurement for the South Hedland Aquatics Facility. The Town of Port Hedland is leading the project and seeking design services to support delivery of a major new aquatic facility for the community. The development will provide modern recreational infrastructure and improve community amenity within the Pilbara region.

The $55 million Wimbridge Road Abattoir Expansion in Picton has continued to progress following development approval. Dardanup Butchering Company is leading the expansion, which will increase processing capacity and support ongoing growth within Western Australia's agricultural sector. The investment is expected to strengthen regional employment and food production capabilities.

A $50 million master planning and design program is underway for the Main Street Landmark Mixed Use Precinct Development in Meekatharra. The Shire of Meekatharra is leading the project to establish a long-term framework for mixed-use growth and town centre revitalisation. The proposal is expected to provide a catalyst for future economic and community development.

The $50 million Claremont Aquatic Centre Master Plan continues to advance through planning stages. The Town of Claremont is managing the project, which will establish a roadmap for future aquatic and recreational infrastructure investment. The master plan represents a significant commitment to community sport, recreation and public amenity.

SA

A major $200 million student accommodation development has been proposed in Adelaide. The project is expected to deliver a substantial purpose-built student accommodation facility within the CBD, supporting the growth of Adelaide's tertiary education sector. The Mandala Group is leading the development. The proposal will expand accommodation choice for students and contribute to increased residential activity within the city centre.

The $80 million North Terrace mixed-use development continues to progress following updates during July. The proposal comprises a significant mixed-use development designed to provide residential and commercial opportunities within Adelaide. MacWoolman is leading the project. The development reflects ongoing investment in mixed-use urban projects aimed at supporting population and economic growth.

TAS

The $18 million Dodges Ferry Primary School Redevelopment is progressing following publication during July. The project will deliver major upgrades to educational facilities designed to support growing enrolments and improve learning environments. Dodges Ferry Primary School is leading the development, with Heffernan Button Voss engaged as architect. The project represents one of the state's most significant education infrastructure investments this month.

A $13 million residential apartment development is proposed in Ravenswood. The project will provide new housing opportunities within northern Tasmania. Community Housing Limited is leading the development, supported by Rosevear Stephenson Architects. The proposal contributes to increased housing supply and affordability outcomes within the region.

NT

The $40 million Alice Springs Western Region Gravel Roads & Airstrips Repairs and Maintenance program is progressing across remote areas of Central Australia. The Department of Infrastructure, Planning & Logistics is leading the works, which will improve road and airstrip infrastructure supporting regional connectivity and service access. The program represents one of the Territory's largest infrastructure investments reported this month.

ACT

A $5 million Civic Place Landscape Upgrades project is progressing within central Canberra. Led by the City Renewal Authority, the works will deliver landscape and public realm improvements designed to enhance the city centre experience. The project forms part of ongoing investment in Canberra's civic core and supports greater pedestrian activity and urban activation.

The $3 million Canberra Region Estate Wide Lighting Upgrades program is progressing across the ACT. The National Capital Authority is leading the initiative, which will improve lighting performance, public safety and asset efficiency across multiple locations. The project supports continued enhancement of Canberra's public infrastructure network.

Mining

The $1.2 billion Padbury–Wangara Substation Clean Energy Link – North project is progressing in Padbury, Western Australia and represents the largest Mining & Energy project reported this month. Led by Western Power, the development will deliver major electricity infrastructure upgrades designed to strengthen network capacity, support renewable energy integration and improve long-term system reliability. The project is expected to play a critical role in supporting Western Australia's clean energy transition and future electricity demand.

The $200 million Nine Mile Energy Park Battery Energy Storage System Stage 2 at Barunah Park is continuing to progress through planning and development activities. The project will expand battery storage capacity and support grid stability as renewable energy generation increases. The development reflects ongoing investment in large-scale energy storage infrastructure across Australia.

Rio Tinto has released procurement opportunities for the $75 million RTIO Conveyor Pulley Supply and Associated Services package. The project forms part of ongoing investment in sustaining and upgrading mining infrastructure across the Pilbara. The procurement program will support continued operational reliability and production efficiency throughout Rio Tinto's iron ore network.

Definitions

Pipeline: Reports the flow of new projects identified by Cordell within the data month. The new project pipeline monitors projects that have been flagged with the following status; early, firm, no further information, possible and registrations. The New Project category does not include projects that were both identified and commenced, deferred or abandoned within the same month and excludes projects with an estimated construction value of less than $300,000.

Moving into Construction: Reports the volume and value of projects identified within the last 24 months, where the project stage has been updated to "construction" within the data month. Actual construction commencement dates may vary. Projects with an estimated construction value of less than $2,000,000 have been excluded.

Data Disclaimer

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

Everyone is talking about Big Data

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

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

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

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

6 Ways Big Data Can Help You Succeed

Identify new opportunities

Be alerted to zoning changes and see detailed zoning information with Blockbrief.

Identify properties to purchase

Look up properties – both on and off the market – that are suitable for development and understand their value with RP Data Professional.

Identify pricing and future sweet spots

Understand the market performance of existing stock to ascertain supply and understand what's in demand with Infill and Greenfield reports.

Receive insights into construction

See what is planned, out to tender and under construction in detail together with contact details of developers and key contractors with Cordell Projects.

Understand your CBD

See the shape of the market, when leases are coming up and recent sales in commercial property with Cityscope and Lease Expiry Diary.

Produce accurate quotes and estimates

Use building data to reduce the risk of over or under quoting, and produce quotes faster with Cordell Costings.

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