RESEARCH

Cordell Construction Monthly

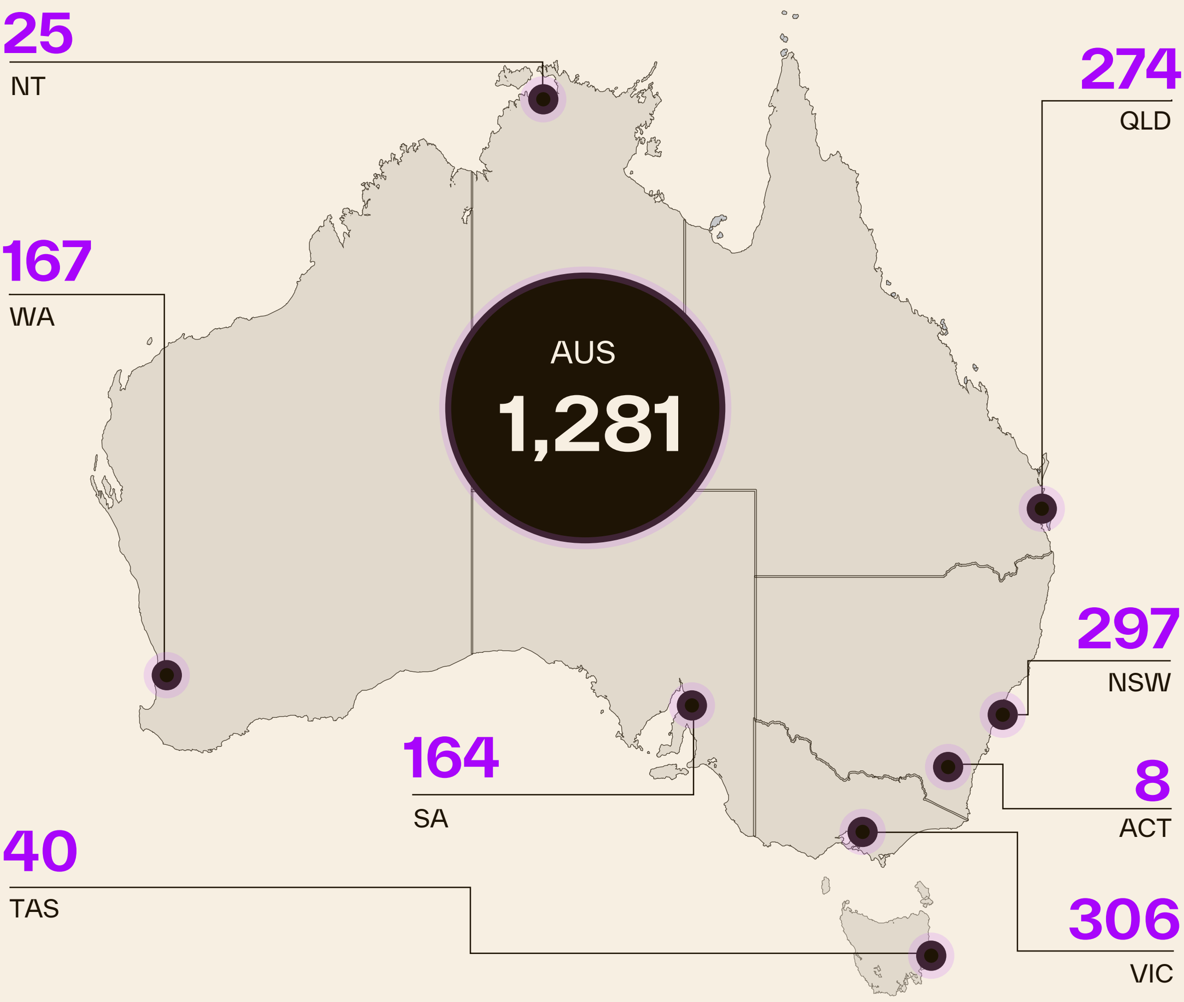
AUSTRALIA | OCTOBER 2025

Contents

Pipeline – Australia

There were 1,281 new projects identified by Cordell nationally in September, 10.2% higher than the previous month (1,162). The number of new projects identified over the past three months was 12.1% higher than the previous three-month period, however the number of new projects seen over the past 12 months was -6.7% lower compared to the 12 months to September 2024. The estimated value of new projects in September came to $6.6 billion, up 13.1% month-on-month.

Number of projects



Median Project Value

CIVIL ENGINEERING	COMMERCIAL	COMMUNITY	APPARTMENTS & UNITS	INDUSTRIAL	MINING
$800,000	**$1,000,000**	**$900,000**	**$1,512,000**	**$950,000**	**$1,000,000**

Pipeline – By state

Share of Project Numbers by Category

	# of projects	Civil engineering	Commercial	Community	Apartments & units	Industrial	Mining
NSW	297	27.6%	12.8%	24.6%	24.2%	10.8%	0.0%
VIC	306	41.8%	8.8%	14.7%	21.6%	12.7%	0.3%
QLD	274	28.8%	9.5%	27.4%	20.4%	12.4%	1.5%
SA	164	27.4%	6.1%	13.4%	42.7%	10.4%	0.0%
WA	167	37.1%	8.4%	32.3%	10.2%	8.4%	3.6%
TAS	40	37.5%	5.0%	27.5%	15.0%	15.0%	0.0%
ACT	8	62.5%	25.0%	12.5%	0.0%	0.0%	0.0%
NT	25	44.0%	4.0%	28.0%	4.0%	20.0%	0.0%
AUS	**1,281**	**33.3%**	**9.4%**	**22.5%**	**22.5%**	**11.5%**	**0.9%**

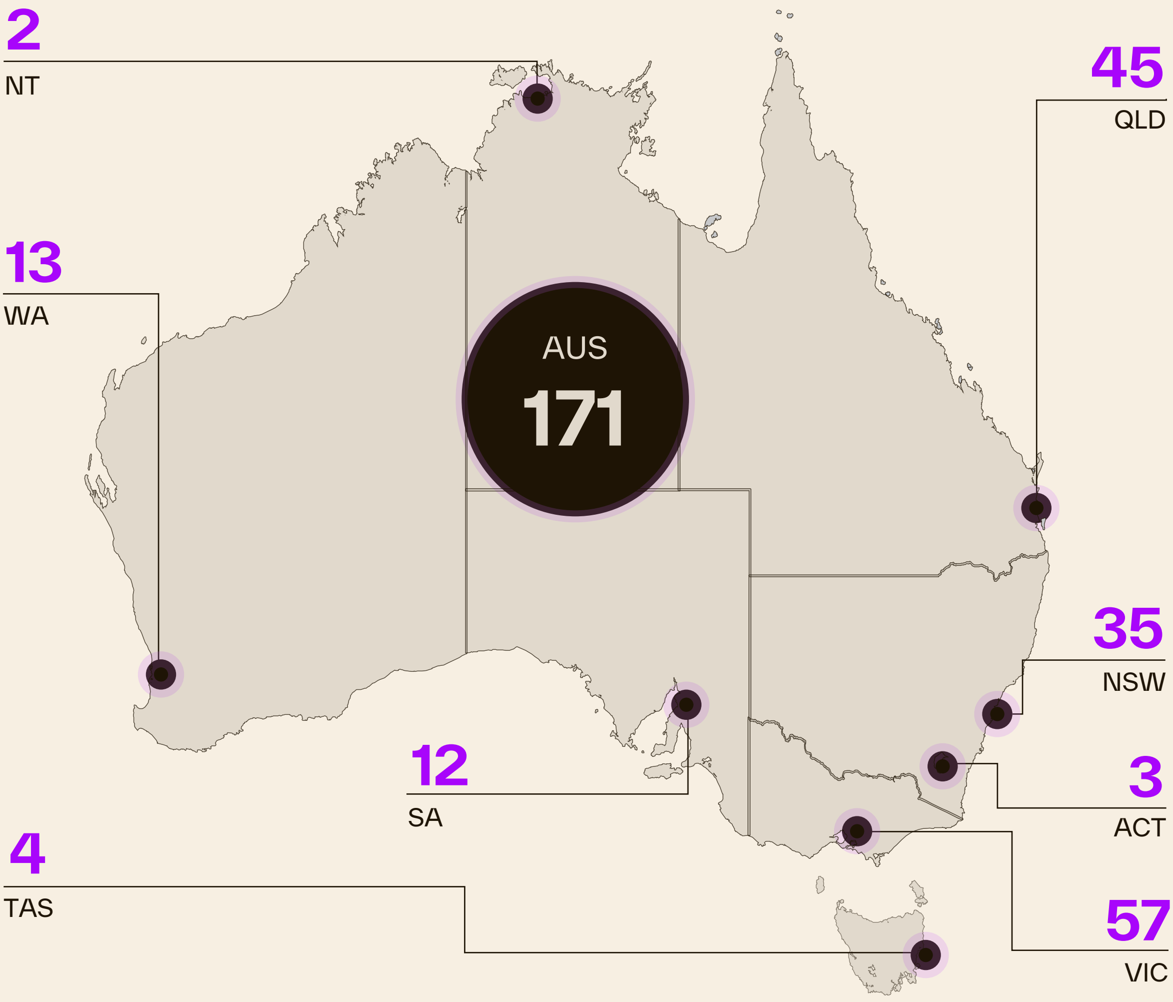
Share of Project Values by Category

	Estimated value of projects	Civil engineering	Commercial	Community	Apartments & units	Industrial	Mining
NSW	$1.9 billion	9.0%	9.2%	23.6%	52.4%	5.8%	0.0%
VIC	$1.5 billion	13.7%	6.1%	54.0%	22.9%	3.2%	0.1%
QLD	$1.1 billion	9.5%	9.3%	25.6%	43.6%	11.5%	0.4%
SA	$547 million	36.2%	1.3%	29.3%	28.4%	4.9%	0.0%
WA	$1.4 billion	53.0%	33.0%	5.4%	7.2%	0.9%	0.4%
TAS	$122 million	11.5%	4.6%	66.9%	11.4%	5.7%	0.0%
ACT	$10 million	56.0%	35.6%	8.4%	0.0%	0.0%	0.0%
NT	$32 million	28.9%	2.5%	21.4%	33.0%	14.2%	0.0%
AUS	**$6.6 billion**	**22.1%**	**13.0%**	**28.0%**	**31.7%**	**5.0%**	**0.2%**

Moving into construction – Australia

Nationally, 171 projects moved into the construction phase in September, up 12.5% month-on-month, with 152 projects recorded in August. The number of projects moving into construction over the past three months is significantly higher than the previous three-month period, however the number of projects moving into construction over the 12 months to September is -12.7% lower than the previous 12-month period. The total estimated value of projects moving into construction in September came in at $3.0 billion.

Number of projects



Median Project Value

CIVIL ENGINEERING	COMMERCIAL	COMMUNITY	APARTMENTS & UNITS	INDUSTRIAL	MINING
$4,570,000	**$11,000,000**	**$5,000,000**	**$4,800,000**	**$3,800,000**	**n.a.**

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Moving into construction – By state

Share of Project Numbers by Category

	# of projects	Civil engineering	Commercial	Community	Apartments & units	Industrial	Mining
NSW	35	8.6%	25.7%	25.7%	25.7%	14.3%	0.0%
VIC	57	8.8%	12.3%	56.1%	14.0%	8.8%	0.0%
QLD	45	15.6%	11.1%	26.7%	22.2%	24.4%	0.0%
SA	12	0.0%	16.7%	25.0%	50.0%	8.3%	0.0%
WA	13	15.4%	15.4%	30.8%	23.1%	15.4%	0.0%
TAS	4	50.0%	0.0%	25.0%	25.0%	0.0%	0.0%
ACT	3	0.0%	33.3%	33.3%	0.0%	33.3%	0.0%
NT	2	50.0%	0.0%	50.0%	0.0%	0.0%	0.0%
AUS	**171**	**11.7%**	**15.2%**	**36.8%**	**21.6%**	**14.6%**	**0.0%**

Share of Project Values by Category

	Estimated value of projects	Civil engineering	Commercial	Community	Apartments & units	Industrial	Mining
NSW	$663 million	2.3%	21.6%	9.7%	59.4%	7.0%	0.0%
VIC	$626 million	10.7%	19.6%	48.3%	14.1%	7.3%	0.0%
QLD	$700 million	40.2%	9.8%	28.0%	14.6%	7.4%	0.0%
SA	$77 million	0.0%	8.4%	29.5%	59.4%	2.7%	0.0%
WA	$846 million	65.0%	6.1%	11.3%	15.7%	1.9%	0.0%
TAS	$19 million	72.9%	0.0%	16.5%	10.6%	0.0%	0.0%
ACT	$53 million	0.0%	89.9%	3.8%	0.0%	6.3%	0.0%
NT	$17 million	29.4%	0.0%	70.6%	0.0%	0.0%	0.0%
AUS	**$3.0 billion**	**31.1%**	**14.7%**	**23.3%**	**25.5%**	**5.5%**	**0.0%**

NSW

JS Architects has submitted a development application for a landmark $374.65 million mixed-use precinct at Leppington. The proposal includes the demolition of existing structures and construction of two 12-storey buildings featuring 865 apartments, a 109-place childcare centre, and two swimming pools. The design incorporates landscaped communal areas and 1,177 basement car parks.

In Alexandria, Kurraba Group, with Gensler Australia Pty Ltd, has received deferred commencement approval for a $219.7 million mixed-use development. The seven-storey project will deliver health research facilities and retail spaces, supported by 33 car parks, extensive landscaping, and modern architecture. The development will contribute to Alexandria's growing innovation and urban regeneration precinct.

Traders in Purple, in collaboration with Plus Architecture Pty Ltd, has lodged a $93.3 million application for two six-storey residential buildings at St Ives. Together, the buildings will deliver 75 apartments, ranging from two- to four-bedroom configurations. Features include 178 car spaces, a 1,292 sqm deep-soil zone, and lift access.

Prosker Property and Studio Johnston have proposed a $50.47 million boutique residential development at Mosman. The eight-storey building will comprise 12 three-bedroom apartments with premium finishes such as brick façades, metal cladding, and glass balustrades. Three levels of basement parking will provide 31 car spaces, including accessible and visitor bays.

The Department for Infrastructure and Transport has invited Expressions of Interest from consultants pre-qualified at F50 and GB3 levels for the new Transport Management Centre (TMC) in Eveleigh, valued at $50 million. The project includes AV-equipped meeting rooms, an incident management suite, and upgraded staff amenities, aimed at improving operational coordination and emergency response across New South Wales.

QLD

The Department of Education and Training, in collaboration with Cobie Group, has lodged a $100 million ministerial planning application for a new secondary school at Gracemere. Delivered in two stages, Stage 1 will provide facilities for Years 7–8, while Stage 2 will extend the campus to Years 9–12. The project includes a multi-purpose hall, science and technology blocks, performing arts spaces, and outdoor sports facilities, supported by 206 car parks and extensive landscaping.

In Spring Hill, Pellicano Group Pty Ltd and MAS Architecture Studio have revised plans for their $80 million mixed-use project. The 25-storey development will include build-to-rent and short-term accommodation options, recreation facilities, and rooftop amenities such as a swimming pool, cinema, gym, and wellness zone. The proposal integrates three basement levels and parking for 163 vehicles.

AR Developments Pty Ltd, with Paul Ziukelis Architects, has submitted a $75 million application for a large-scale townhouse project at Logan Reserve. The six-stage development will deliver 237 homes, complemented by community amenities such as a pool, BBQ area, and landscaped outdoor spaces.

Cedar Woods and Ellivo Architects have proposed a $75 million residential project at Wooloowin, featuring two apartment buildings—14 and 12 storeys—comprising 232 dwellings. The design includes a rooftop pool, gym, and entertainment areas, as well as basement and podium-level parking for 297 vehicles.

At Rockhampton North, Central Queensland University has closed tenders for design services for Stage 2 of its $61.1 million campus consolidation project, led by Peddle Thorp Architects. The initiative will modernise infrastructure and improve academic facilities to support long-term campus growth.

VIC

Monash Health is preparing for a major infrastructure upgrade at the Monash Medical Centre, with building works valued at $530 million. The Tower Expansion Project will extend the facility to Level 1, enhancing operational capacity and improving clinical support services. Key elements include relocating the pharmacy fluids store into a new purpose-built space, expanding clinical waste and linen rooms and optimizing office layouts. The upgrade also involves improvements to storage systems and freezer facilities within the main kitchen. Tenders are expected to open in late 2025, with pre-registered contractors invited to participate.

The Department of Education and Training, in partnership with Tectura Pty Ltd, has announced a major education infrastructure initiative under the Kindergartens on School Sites (KOSS) program, valued at $95 million. The project will deliver new kindergarten facilities across seven Victorian schools—Benalla Primary, Iramoo Primary, Skye Primary, Sunbury College, Carwatha P–12 College, Footscray North Primary, and Mirniyan Primary. The works include demolition, civil construction, and new building development, as well as external upgrades such as car parks, paving, and landscaping. Pre-qualified contractors at the $95M level will be invited to tender for the design and construct package.

Springtree, in collaboration with McCabe Architects and Telha Clarke, has submitted plans for a major $80 million mixed-use development in Mansfield. The nine-stage project will deliver a residential village with 180 two- and three-bedroom single-storey homes, a community centre, and a purpose-built childcare facility. The 1,064 sqm community centre will feature a pool, spa, sauna, gym, cinema, games room, and dining and lounge areas, while the childcare centre will accommodate 164 children with extensive indoor and outdoor play areas.

In Corio, Sivasli, alongside WMK Architecture, has proposed a $71 million residential development comprising a diverse mix of homes, including apartments and townhouses in single and double-storey configurations. The development will deliver 282 new dwellings, ranging from two- to four-bedroom options, supported by 398 car spaces and extensive green landscaping.

The Southern Grampians Shire Council has opened tenders for consultants to prepare a business case for a transformative civic project in Hamilton's CBD. Valued at $62.36 million, the Hamilton Central Business District Revitalisation Project will include new public spaces, a gallery, library, and community hub designed by Angelo Candalepas Architects.

SA

The City of Marion, in collaboration with Studio Nine Architects, has opened Expressions of Interest for a $160 million design and construct package spanning the Cities of Marion, Charles Sturt, and Port Adelaide Enfield. Projects include a four-court basketball stadium, a new depot, and upgraded sporting clubrooms.

Renewal SA has extended the tender deadline for the $140 million Innovation Centre at Lot Fourteen, Adelaide's premier innovation hub. Delivered under an Early Contractor Involvement model, the project will support research, technology, and entrepreneurship.

In Everard Park, a $27.6 million residential development will deliver 75 apartments and 17 terrace dwellings, including affordable housing, bringing diverse housing options to Adelaide's inner southern suburbs.

A development application has been lodged for a diverse residential project in Dover Gardens, valued at $12.6 million. The proposal features the construction of four single-storey, and six double-storey detached homes, along with a two-storey residential building containing 10 dwellings and 22 grouped dwellings. The development will include car parking and landscaped areas.

A separate application has been submitted for a new residential development at Seacliff Park, valued at $11.1 million. The project proposes an eight-storey apartment building comprising 37 dwellings, designed to deliver modern coastal living with panoramic views and contemporary facilities.

WA

EJE Architecture has designed a $415 million data centre precinct at Maddington, featuring four two-storey buildings with 24 data halls across multiple lots. Each structure will include technical spaces, offices, and amenities, supported by 106 car parks and landscaped surrounds. The development will enhance WA's data storage and cloud capacity, reflecting growing investment in digital infrastructure.

In Midland, St Judes Health Care Services and T & Z Architects have proposed a $25 million aged care expansion. The two-storey facility will include 72 bedrooms, associated amenities, and 83 car spaces, improving residential care offerings for older Australians.

LINIC Group, with Proekt Architecture, has submitted a $25 million application for a mixed-use building in Jindalee, comprising 43 apartments and a commercial tenancy. The five-storey design includes parking for 84 vehicles and 16 bicycles.

Open tenders have been invited for the $18.1 million fit-out of the Community Mental Health and Specialist Eating Disorders Service (CMH & SCEDS) facility at Greenfields, designed by SPH Architecture & Interiors.

A new $16.75 million residential project at Scarborough will deliver 67 dwellings, contributing to housing diversity and coastal renewal in Perth's western suburbs.

TAS

The Department of Health, with JAWS Architects, is progressing Phase 2 of the Royal Hobart Hospital Emergency Department Expansion, valued at $70 million. Works include refurbishment of existing levels, construction of a new paediatrics area, and a dedicated fast-track section to improve emergency care.

Support, Hope and Education (S.H.E), with Cumulus Studio, has proposed a $18.58 million redevelopment of the historic Theatre Royal Hotel into a wellness centre. The four-storey facility will provide therapy rooms, consultation areas, communal lounges, and accommodation, blending heritage preservation with modern care facilities.

NT

Habitat NT Pty Ltd has submitted a $10.5 million development application for a residential project at Bakewell, comprising 42 single-storey units, 27 two-bedroom and 15 one-bedroom homes. The project will feature landscaped areas, 84 car parks, and contemporary design finishes that support sustainable suburban living.

ACT

Guzman y Gomez has received approval for a new $2.5 million drive-through restaurant at Dickson Place, Canberra. The project will include a modern entry canopy, landscaped surroundings, and on-site parking, expanding dining options and creating local jobs in Canberra's inner north.

Mining

Trina Solar (Australia) Pty Ltd is advancing plans for the $700 million Kadathinni Solar Farm near Three Springs, WA. The facility will generate 400 MW of renewable energy and incorporate a 400 MW / 1600 MWh battery energy storage system housed in 504 containers, with a new substation, workshop, and support buildings to follow.

Chevron Australia Pty Ltd is inviting registrations of interest for a range of consultancy and environmental services, including engineering, ecological studies, and rehabilitation support. This initiative underscores Chevron's ongoing commitment to sustainability and environmental stewardship across its Australian operations.

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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