FOURTH QUARTER 2024

CONSTRUCTION MARKET UPDATE

FORECASTING FALLING ESCALATION IN 2025 ACROSS THE KEY CENTRES OF AUSTRALIA

Rider Levett Bucknall

Construction escalation for 2025 still considerably higher than forecast CPI

AUSTRALIA SUMMARY

As we look towards 2025, we find ourselves at a pivotal juncture, facing a landscape that presents both significant challenges and promising opportunities. Economic growth is expected to accelerate in Australia, driven by a recovery in consumer spending as wage growth outpaces inflation, and strong government spending growth. The International Monetary Fund (IMF) expects the Australian economy to grow by 2.1% in 2025, up from 1.2% in 2024.

Ongoing high interest rates and rising borrowing costs continue to present significant challenges. These financial pressures make it more expensive for developers and homeowners to finance new projects, inevitably leading to a slowdown in construction activity. Concurrently, we continue to grapple with supply chain disruptions that affect the availability and cost of essential materials. While some material costs have stabilised, others remain high, adding another layer of complexity.

Labour shortages are another critical issue that cannot be overlooked. The persistent shortage of skilled labour not only drives up costs but also delays project timelines, making it increasingly difficult to meet schedules. The overall decline in building approvals, is signalling a reduction in new projects commencing, which may ease the labour predicament. Economic uncertainty and higher costs are deterring investment in new construction, contributing to this downward trend.

Despite these challenges, the value of construction work remains high, indicating a substantial backlog of projects that need to be completed.

Government policies and support will play a pivotal role in the resilience of the construction industry. Initiatives aimed at boosting housing supply, improving infrastructure, and supporting apprenticeships and training programs are essential. These measures will help mitigate some of the industry's challenges and provide a foundation for future growth.

The adoption of digital technologies such as Building Information Modelling (BIM), drones, and AI for project management and design is expected to accelerate. These technologies can enhance efficiency, reduce errors, and improve project outcomes. There will also be a growing emphasis on sustainable construction practices, driven by regulatory requirements and consumer demand for eco-friendly buildings.

In conclusion, the next two years will be a period of adaptation and resilience for the Australian construction industry. While the industry will face significant hurdles such as high material costs, labour shortages and economic uncertainties, there are also opportunities for growth through innovation, government support, and strategic management. By embracing new technologies, focusing on sustainability, and effectively managing resources, Australia's construction industry can navigate this complex landscape and continue to thrive.

While some cities, such as Perth and Melbourne, are experiencing a degree of pricing stabilisation for certain project types, market conditions remain challenging overall. Persistent cost escalation pressures are evident, particularly in areas like Sydney, where strong demand for labour and materials, coupled with supply chain issues and global inflationary trends, continue to drive construction costs up.

In cities such as Adelaide and Darwin, the lack of competition among tier one contractors and subcontractors is inflating project costs and limiting options for developers and asset owners. This situation is exacerbated by the scarcity of skilled labour, which is driving contractors to be more selective with projects and seek higher margins.

Australia's construction markets are experiencing diverse conditions, with common challenges including skilled labour shortages, rising costs, and strong demand influencing project pricing and market dynamics.

Cover: Quay Quarter Tower, Sydney

AUSTRALIA SUMMARY

NATIONAL INSIGHTS

Several key economic factors are expected to drive down the overall current levels of activity across Australia. These are outlined below.

Interest Rates

Interest rates are a significant factor. Higher borrowing costs make it more expensive for developers and homeowners to finance new projects, leading to a slowdown in construction activity.

Material Costs and Supply Chain Issues

While some material costs have stabilised or fallen, others remain high due to ongoing supply chain disruptions. These disruptions continue to affect the availability and cost of essential construction materials.

Labour Shortages

The construction industry is facing a persistent shortage of skilled labour. This shortage not only drives up labour costs but also delays project timelines, making it difficult to meet demand.

Decline in Building Approvals

The decline in building approvals during 2024 indicates a reduction in new projects being approved. This trend is influenced by economic uncertainty and higher costs, which deter investment in new construction.

Economic Uncertainty

Broader economic uncertainty, including concerns about global economic conditions and domestic economic policies, leading to reduced investment in property. Developers are currently adopting a more cautious approach, which includes delaying or cancelling projects.

High Construction Costs

Despite some stabilisation, overall construction costs remain high. This includes the cost of materials, labour and compliance. Continuously rising costs make projects financially unviable, leading to a reduction in construction activity.

Government Policy and Regulation

Changes in government policy and regulation also impact construction activity. For example, changes to national building codes will lead to increased dwelling costs potentially adding pressure on new starts. Changes to planning laws and relaxation of existing site constraints may lead to a surge in demand for trades and materials, impacting an already heated market.

REGIONAL ESCALATION

Adelaide

Labour shortages impact pricing but are offset by stabilised material costs. Government commitment to major projects continues, including in the hydrogen sector.

Brisbane

Low productivity and skilled labour shortages extend project durations. Risk of industrial action and insolvencies remains high.

Canberra

Persistent skilled labour shortages drive up wages. Insolvency risks are heightened by fixed-price contracts, but market demand is strong with a robust project pipeline.

Darwin

Strong project pipeline but labour availability issues persist, especially in traditional building trades. Lack of competition is increasing project costs.

Gold Coast

Low productivity and skilled labour shortages extend project durations. High risk profiles due to potential subcontractor insolvencies and project uncertainties.

Melbourne

Forecasted tender activity softens, leading to competitive pricing. Labour availability remains an issue, but supply chain risks are easing.

Perth

Market volatility with supply chain and labour issues impacting pricing. Major subcontractor insolvencies and economic concerns drive higher costs.

Sydney

Contractor and subcontractor insolvencies are a concern. Robust infrastructure spending supports construction activity, but productivity issues extend project schedules.

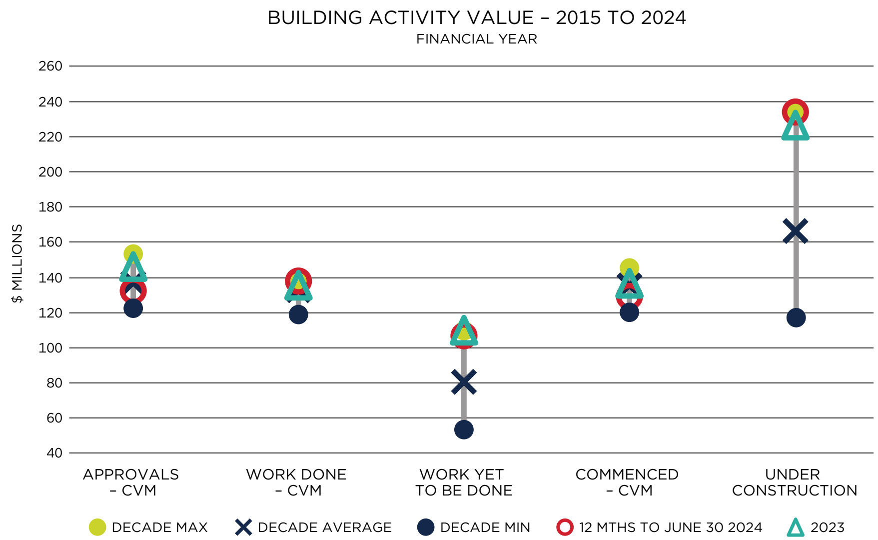
Quay Quarter Tower, Sydney

Rider Levett Bucknall

RLB ANNUAL TENDER PRICE INDEX UPLIFT %

	2024	2025 (F)	2026 (F)	2027 (F)	2028 (F)	2029 (F)
ADELAIDE	6.5	**5.0**	4.5	4.0	3.5	3.5
BRISBANE	7.2	**5.6**	5.1	5.1	5.1	5.1
CANBERRA	4.0	**3.75**	3.5	3.0	3.0	3.0
DARWIN	5.5	**5.0**	4.5	4.0	4.0	4.0
GOLD COAST	7.5	**5.0**	5.0	5.0	5.0	5.0
MELBOURNE	5.0	**4.0**	3.5	3.5	3.5	3.5
PERTH	5.2	**4.9**	4.5	4.0	3.7	3.7
SYDNEY	5.5	**4.5**	3.5	3.5	3.5	3.5
TOWNSVILLE	7.0	**6.0**	5.0	4.0	4.0	4.0

KEY BUILDING MARKET INDICATORS



The key metrics analysed for building activity (residential and non-residential) data for 2024, revealed a mixed performance across the country when compared to the decade average. Approvals for new projects were lower than both the previous year and the decade average, suggesting a potential slowdown in the future pipeline of work.

In contrast, the amount of work done in 2024 was slightly above the decade average. The backlog of work yet to be done (WYTBD), although slightly reduced from 2023, remained significantly higher than the decade average and is now at the decade high.

However, the value of new project commencements in 2024 was below both the previous year and the decade average. This decrease in commencements will signal a potential future slowdown in construction activity.

Despite these concerns, the total value of projects under construction in 2024 reached the highest level of the decade. This increase reflects lengthening project durations.

In summary, while there are concerns with the decrease in approvals and commencements, the overall data for 2024 indicates a strong level of ongoing construction activity in the short term. The high levels of work done and projects under construction, along with a substantial backlog of WYTBD, suggest that the industry is 'busy'. However, RLB expects to see activity slow towards the end of 2025 and into 2026 unless approvals and commencements start trending upwards over the next six months.

ADELAIDE

CURRENT MARKET INSIGHTS

With the recent Australian Bureau of Statistics (ABS) Producer Price Index data released for the Q3 period, the RLB TPI 2024 forecasts appear to be withstanding the current market conditions.

The South Australian Government and Australian Government remain committed to providing new opportunities in the South Australian market. Healthcare, education, defence and road infrastructure projects account for a large portion of the current investment.

The South Australian economy continues to operate at near capacity, particularly within the tier one contractor and subcontractor markets. Labour shortages and increasing wage costs (associated with strong industry demand), increased margins and contractors being more selective with project tenders are all factors that continued to place pressure on prices throughout 2024.

A lack of competition in the tier one contractor and subcontractor markets remains, resulting in higher project costs and limiting options for developers and asset owners. However, in comparison, we are seeing increased competition in the tier two contractor and subcontracts markets.

KEY FACTORS IMPACTING ESCALATION

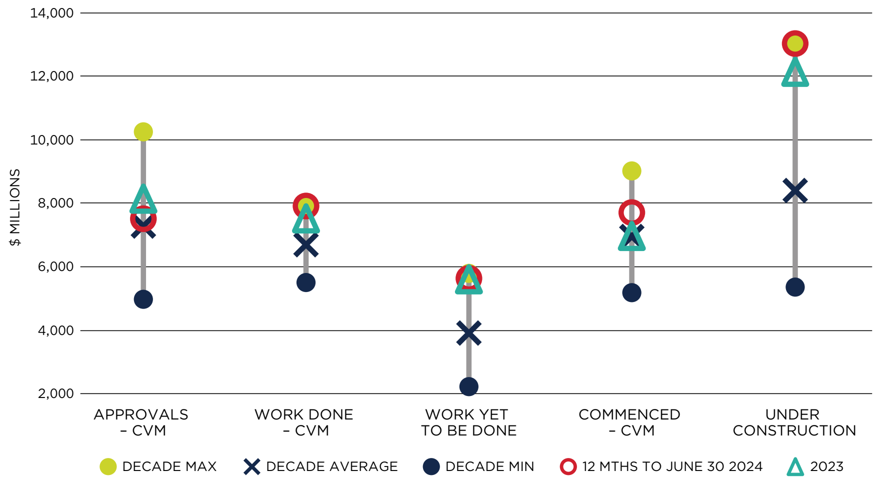
- Continued labour shortage issues are impacting pricing. However, this is partially offset by material prices, which have now stabilised.
- The potential insolvency of minor and major subcontractors remains an economic concern across all trades and market sectors.
- Project durations are under pressure and typically extending beyond original contractor forecasts.
- Government remains committed to major defence, infrastructure and healthcare projects, as well as a recent commitment within the hydrogen sector.

Coopers Brewery, Adelaide

KEY BUILDING MARKET INDICATORS

BUILDING ACTIVITY VALUE – 2015 TO 2024

FINANCIAL YEAR



Activity data for South Australia in 2024 highlights several key trends. Building approvals saw a decline compared to the previous year, though they remained above the decade average. This suggests a potential slowdown in the initiation of new developments, which could impact the future pipeline of construction work. New project commencements increased, surpassing both the previous year and the decade average. This rise in commencements indicates a healthy influx of new developments, which bodes well for future construction activity across the state.

Work done increased slightly from the previous year and reached the highest level in the past decade, indicating strong current activity. The value of WYTBD remained stable, slightly below the previous year but still significantly higher than the decade average. The value of projects under construction reached its highest level in the past decade, reflecting positive ongoing activity.

In summary, despite the decline in approvals, the increase in work done, commencements and projects under construction suggests that activity should remain positive over the short term. Falling approvals may impact commencements in 2025, which could cause a decline in work done into 2026.

BRISBANE

CURRENT MARKET INSIGHTS

Following the Queensland election in October 2024, the incoming Liberal-National Party (LNP) government announced the suspension of the Best Practice Industrial Conditions (BPIC) other than Health and Safety conditions. A key benefit of this is that Government projects can be opened to a wider range of subcontractors and suppliers that are not registered under BPIC. The Queensland Government will be reviewing capital expenditure across all departments, and this may lead to a reduction in spending on new building and infrastructure projects.

The private sector continues to struggle with project feasibilities due to high construction costs. As a result, the number of new project commencements has fallen, particularly in the residential and commercial sectors.

Queensland's capital programs in health, education and corrections continue to progress, with seven major hospital projects moving into the delivery stage in September 2024. The Queensland Government is also undertaking a 100-day review of the projects for the Olympic games, and it is likely that construction on some venues will commence in late 2025 or early 2026.

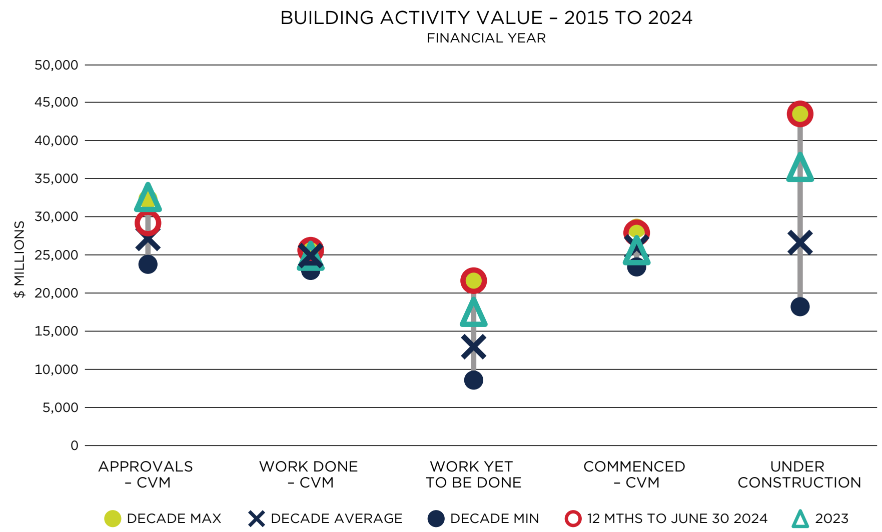
Delays in infrastructure projects will cause expenditure to peak in FY 25/26 and 27/28, particularly spend on renewable energy. However, this will again be subject to government review.

KEY FACTORS IMPACTING ESCALATION

- Low productivity is extending project durations.
- Shortage of skilled labour.
- Pricing of risk of industrial action and delays by both contractors and subcontractors.
- Lack of competition for tier one contractors.
- Risk of insolvencies.

Queens Wharf, Brisbane

KEY BUILDING MARKET INDICATORS



Building activity data for Queensland in 2024 reveals several key trends. Building approvals declined in 2024 compared to the previous year, although they remained above the decade average. New project commencements increased, surpassing both the previous year and the decade average. This rise in commencements indicates growth in new projects, but slowing approvals could see commencements fall in the future.

Work completed increased slightly from the previous year and was above the decade average. The backlog of WYTBD saw a significant increase, reaching the highest level in the past decade. This substantial increase could be an indication of longer construction durations and lower productivity on-site.

The number of projects under construction reached its highest level in the past decade, reflecting robust ongoing activity.

In summary, despite the decline in approvals, the increase in work done, commencements and projects under construction suggests that the construction industry in Queensland remains positive in the mid-term but continuing falling approval levels could compromise activity.

CANBERRA

CURRENT MARKET INSIGHTS

The construction market outlook for Canberra in 2025 is positive, driven by a robust pipeline of major projects.

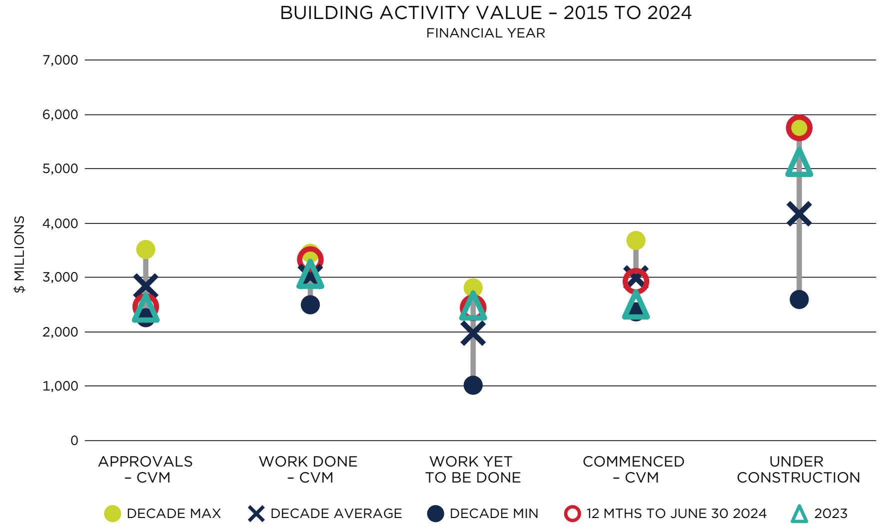
Key Australian Capital Territory (ACT) Government initiatives include the new North Canberra Hospital, the Canberra Theatre Redevelopment, and the Canberra Light Rail Stage Two. The CIT Woden Campus is nearing completion, and the National Security Office Precinct is underway, with the enabling work car park project near completion and main works set to begin in early 2025, expected to house 5,000 workers. This has also triggered additional office development in the precinct to house federal agencies. Ongoing construction at the Australian War Memorial is projected to be completed by 2028. University of NSW Stage One planning, and design is progressing, with construction to start in 2025.

Strong housing demand is evident, with multi-unit residential developments comprising 56% of cranes in the ACT. However, challenges persist, particularly for small to medium enterprises that are facing issues such as skilled labour shortages, supply chain disruptions, rising material and labour costs, and potential market capacity concerns. Despite these hurdles, the commitment to major projects and civil infrastructure remains strong.

KEY FACTORS IMPACTING ESCALATION

- Skilled labour shortages persist, contributing to upward pressure on wages.
- Increased insolvency risks stemming from contract terms that do not allow for the re-negotiation of fixed-price contracts.
- Market demand remains robust, supported by a strong pipeline of major projects.
- Risk pricing is affected by prevailing economic uncertainty.
- General inflation is driving up the costs of labour and materials.

KEY BUILDING MARKET INDICATORS



Building approvals remained stable compared to the previous year and were close to the decade average, indicating a steady initiation of new projects. This suggests a consistent outlook for the future pipeline of construction work.

Work completed increased slightly from the previous year and was above the decade average. The backlog of WYTBD saw a slight decrease but remained above the decade average. New project commencements increased from the previous year and were close to the decade average.

The value of projects under construction reached its highest level in the past decade, reflecting robust ongoing activity.

In summary, the stability in approvals, along with increases in work done, commencements and projects under construction, suggests that the construction industry in the ACT remains positive. The substantial backlog ensures continued activity, even as new project initiations remain steady.

DARWIN

CURRENT MARKET INSIGHTS

The construction market outlook for Darwin in 2024 remains positive. Government investment in infrastructure projects, along with the record levels of defence spending continue to drive the construction industry.

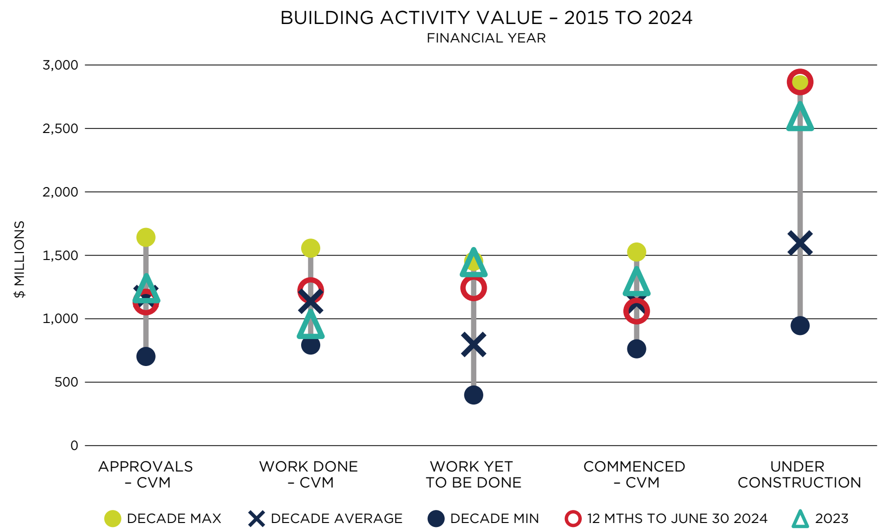
The newly appointed government is currently reviewing all projects, placing particular emphasis on the corrections sector, and upgrading police, fire, and emergency services facilities in regional areas.

However, the industry continues to face challenges, including a skilled labour shortage and concerns about market capacity for large-scale projects. The construction sector is operating near full capacity, with unemployment levels remaining relatively low. Additionally, limited competition in the tier one contractor and subcontractor markets is contributing to inflated project costs.

KEY FACTORS IMPACTING ESCALATION

- Market capacity concerns continue, with a strong pipeline of major projects.
- Labour availability remains an issue for traditional building trades, with defence activity continuing as a source of higher paid work.
- There is a shortage of skilled labour for key trades including reinforcement, formwork, blockwork and building services.
- A lack of competition in the tier one contractor and subcontractor markets is increasing project costs

KEY BUILDING MARKET INDICATORS



Building approvals decreased in 2024 compared to the previous year and fell below the decade average. Work done saw an increase from the previous year, to rally above the decade average. The backlog of WYTBD saw a fall from the previous year's decade high.

New project commencements also fell, below the decade average. The number of projects under construction reached its highest level in the past decade, which would appear to indicate longer project durations.

In summary, the fall in approvals, commencements and WYTBD indicate a slowing of activity in the Northern Territory.

GOLD COAST

CURRENT MARKET INSIGHTS

Following the Queensland election in October 2024, the incoming LNP government announced the suspension of the Best Practice Industrial Conditions (BPIC), except for Health and Safety conditions. A key benefit of this is that Government projects can be opened to a wider range of subcontractors and suppliers that are not registered under BPIC. The Queensland Government will be reviewing capital expenditure across all departments, and this may lead to a reduction on spending on new building and infrastructure projects.

The Queensland Government is also undertaking a 100-day review of the projects for the Olympic games, and it is likely that construction on some venues will commence in late 2025 or early 2026.

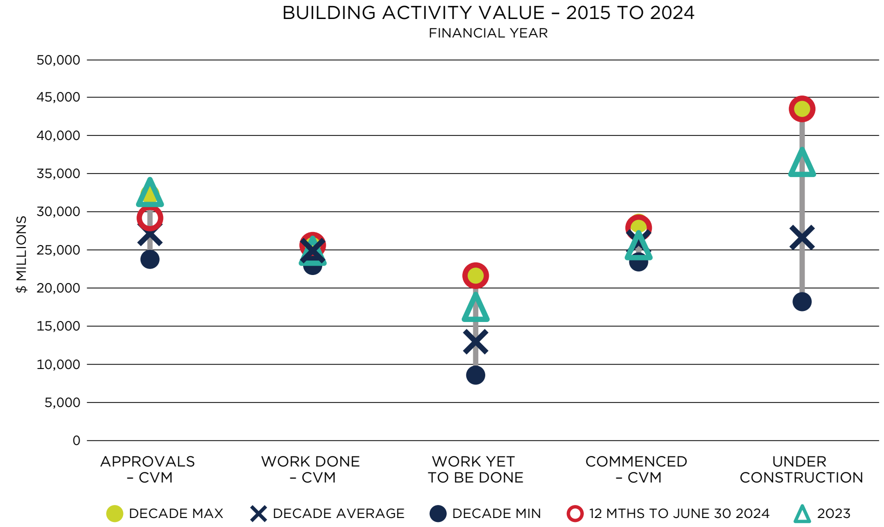
The private sector continues to struggle with project feasibilities due to high construction costs. As a result, the number of new project commencements has fallen, particularly in the residential and commercial sectors.

The signs of a two-speed market are continuing, with lower value projects showing improved competition and pricing; smaller contractors are looking to shore up workbooks in the wake of waning new private sector project commencements.

KEY FACTORS IMPACTING ESCALATION

- Low productivity is extending project durations.
- Shortage of skilled labour.
- Lack of depth of market in select subcontract trades and ability to achieve competition.
- Pricing of risk of industrial action and delays by both head and sub-contractors.
- Lack of competition, particularly for tier one contractors.
- Risk profiles remain high to cover risk of project uncertainty (such as subcontractor insolvency, program productivity and delivery risk).

KEY BUILDING MARKET INDICATORS



In the 2024 financial year, Queensland saw considerable rises in all key metrics, except for approvals, which experienced a sharp decline compared to the previous year. The value of both WYTBD and commencements should see activity remain strong over the next 12 months. However, falling levels of approvals may result in falling commencements in the next year. Four of the five key building metrics reported on above are at decade highs.

Rider Levett Bucknall

MELBOURNE

CURRENT MARKET INSIGHTS

The construction market in Victoria over the next 12 months is expected to experience a mixed outlook. The residential sector is anticipated to perform well, driven by government incentives and a steady demand for new homes. Infrastructure projects, particularly in energy, water, waste management and transportation, are also expected to see significant activity, contributing to a more optimistic outlook for the sector. However, the private non-residential sector is facing challenges, with falling activity forecast.

One of the key challenges for the construction industry in Victoria remains addressing the ongoing skills shortages. Difficulty in finding skilled trades impacts both project timelines and costs. Additionally, financial constraints and high material costs continue to be major concerns for the industry. Despite these challenges, there is some optimism regarding credit conditions, which may become more favourable over the next year. However, industry solvency is still an issue.

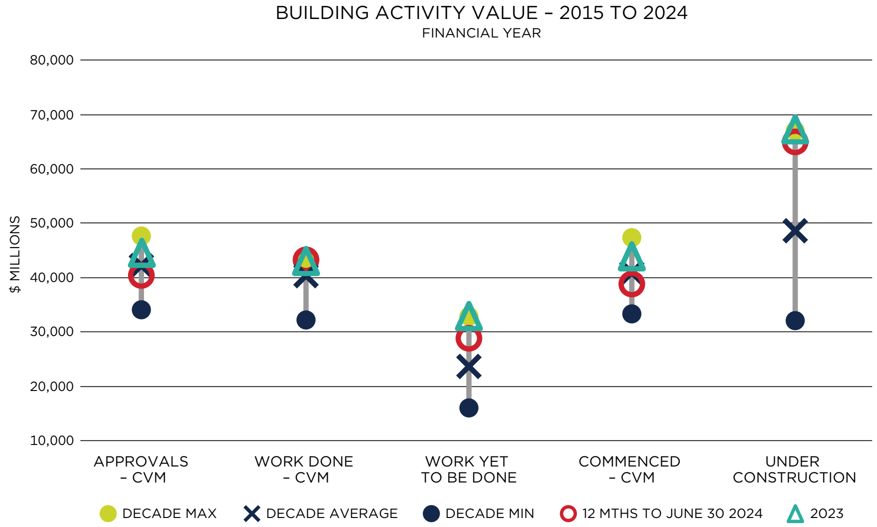
While the construction market in Victoria faces several hurdles, there are also opportunities for growth, particularly in the residential and infrastructure sectors.

KEY FACTORS IMPACTING ESCALATION

- Forecast tender activity is expected to soften, resulting in more competitive pricing.
- Labour availability, as has been the case for a long period, has not improved.
- Head contractors are seeing an improvement in trade responses from the subcontractor market.
- Pricing pressure on key trades (steel, concrete, formwork) has eased and is forecast to remain steady in 2025, but services trades have eased in the same manner.
- CFMEU administration changes have not had significant influence on current projects, but tensions remain.
- Supply chain risk is easing, which is evident in recent tender pricing.
- Subcontractor insolvency remains a constant concern.

T3 Collingwood, Melbourne

KEY BUILDING MARKET INDICATORS



Victoria's key building metrics in 2024 highlight several key trends. There was a decline in building approvals compared to the previous year and the decade average, indicating a potential slowdown in the initiation of new projects. This could impact the future pipeline of construction work.

Work done remained steady, slightly surpassing the decade average. The backlog of WYTBD decreased from the previous year but remains higher than the decade average.

New project commencements also saw a decline, which may signal a potential future slowdown in construction activity as fewer new projects are initiated. However, the number of projects under construction remained high, close to the decade's maximum.

In summary, despite some concerns with the decrease in approvals and commencements, the high levels of work done and projects under construction suggest that the construction industry in Victoria remains strong in the short term, but new projects appear to be slowing.

Rider Levett Bucknall

PERTH

CURRENT MARKET INSIGHTS

There has been a level of pricing stabilisation throughout the 2024 calendar year on shorter duration, low-risk projects up to $50 million. This has been assisted by material prices either holding steady or experiencing modest increases. International transportation costs rose significantly in the second half of the year, which has started to drive up the price of imported materials. There is a wide pricing spread across most trade and head contractor preliminaries and margin costs, even on lower-risk projects.

The Western Australia construction market continues to operate at near capacity, with unemployment remaining at relatively low levels. Skilled labour shortages and rising wage costs will continue to drive pricing escalation across Western Australia, particularly in regional locations and complex metropolitan projects.

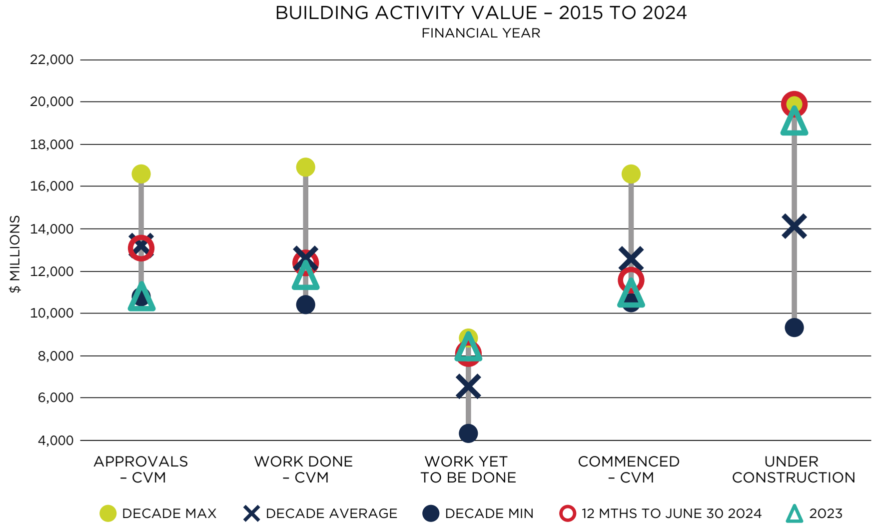
Several major transport infrastructure projects are tracking towards the end of their construction phases. This will likely be offset by other major projects that are currently in the planning phase. There is a State Government election early next year, and this has resulted in several new projects being committed to leading up to the election.

KEY FACTORS IMPACTING ESCALATION

- Market volatility continues, with supply chain and labour issues impacting pricing and partially offsetting material price stabilisation.
- Insolvency of major subcontractors and economic concerns are driving higher pricing.
- Head contractor preliminaries and margins costs have continued to rise on selected projects, especially those with longer durations and/or a higher risk profile.
- A lack of competition in the tier one contractor and subcontractor markets and some hesitancy to bid on projects, is resulting in higher project costs and limited options for developers and asset owners.
- These issues are magnified by varying degrees in regional locations.

Design and Built Environment, Curtin University, Perth

KEY BUILDING MARKET INDICATORS



Building approvals increased compared to the previous year and were close to the decade average, indicating a healthy initiation of new projects. Work done also saw an increase from the previous year, aligning closely with the decade average. The backlog of WYTBD slightly decreased but remained above the decade average.

New project commencements increased from the previous year, though they were slightly below the decade average. The value of projects under construction reached its highest level in the past decade.

In summary, the increases in approvals, work done, and projects under construction suggest that the construction industry in Western Australia will continue to see increased activity into the future.


AMP
HUDSON
CREDIT SUISSE
AMP

RLB Rider Levett Bucknall

SYDNEY

CURRENT MARKET INSIGHTS

The construction market in NSW continues to grapple with cost escalation pressures. Key influences include sustained demand for labour and materials, coupled with ongoing supply chain disruptions and inflationary effects from global markets. While materials such as steel and energy commodities have shown price stability or minor reductions, domestic challenges—such as increased demand for quarry materials and a persistent shortage of skilled labour—are driving costs upward.

Wage growth in the construction industry remains a significant factor, with recent Enterprise Bargaining Agreements (EBA) largely upheld by contractors, despite uncertainty stemming from the CMFEU administration.

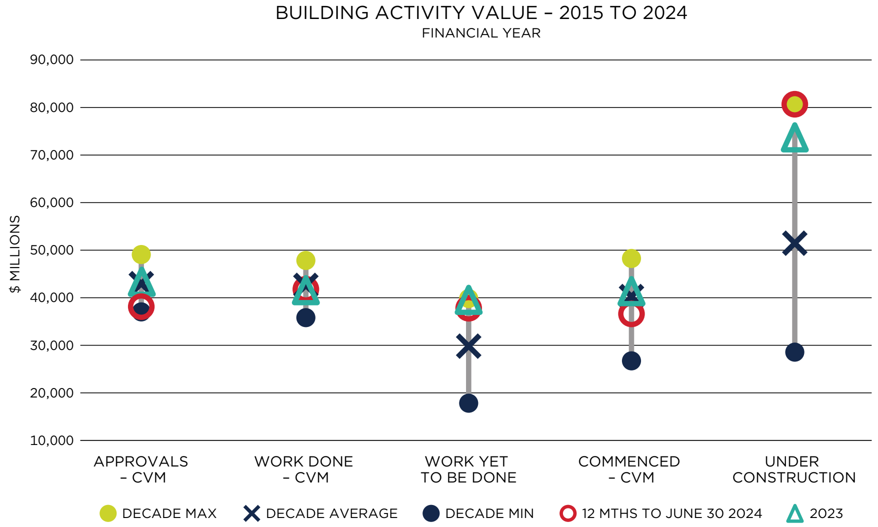
Looking ahead, while global conditions may slightly temper some pressures, the local market's strong infrastructure pipeline and ambitious housing goals are likely to sustain elevated cost escalation, particularly for labour and regionally sourced materials.

KEY FACTORS IMPACTING ESCALATION

- Concerns over contractor and subcontractor insolvencies persist across the sector.
- Hesitation among tier two contractors to take on residential projects keeps pricing elevated.
- Robust infrastructure and government spending continue to underpin construction activity and cost pressures.
- Productivity remains below expectations, with construction programs extending 10-20% beyond original schedules and significantly impacting project preliminaries costs.
- Steel prices have softened, offering some relief to project costs.

Quay Quarter Tower, Sydney

KEY BUILDING MARKET INDICATORS



In 2024, there was a noticeable decline in building approvals compared to the previous year. The volume of building approvals is at the decade low, highlighting a potential slowdown in new projects. Work done remained steady for the year, although it was still well below the previous peak. The backlog of work yet to be done, while slightly reduced, remains high, ensuring a continuous flow of projects that will sustain ongoing activity.

New project commencements also saw a decline. However, the value of projects under construction reached its highest level in the past decade, reflecting potentially longer project durations.

In summary, despite some concerns with decreases in approvals and commencements, the high levels of work yet to be done and projects under construction suggest that the construction industry in NSW remains strong over the short term.

OCEANIA OFFICES

AUSTRALIA

ADELAIDE
Level 1, 8 Leigh Street,
Adelaide, SA 5000
T: +61 8 8100 1200
E: adelaide@au.rlb.com

BRISBANE
Level 13, 10 Eagle Street,
Brisbane, QLD 4000
T: +61 7 3009 6933
E: brisbane@au.rlb.com

CAIRNS
Suite 7, 1st Floor,
Cairns Professional Centre,
92-96 Pease Street,
Cairns, QLD 4870
T: +61 7 4032 1533
E: cairns@au.rlb.com

CANBERRA
16 Bentham Street,
Yarralumla, ACT 2600
T: +61 2 6281 5446
E: canberra@au.rlb.com

COFFS HARBOUR
Level 1, 9 Park Avenue,
Coffs Harbour, NSW 2450
T: +61 2 4940 0000
E: northernnsw@au.rlb.com

DARWIN
Level 4, 62 Cavenagh Street,
Darwin, NT 0800
T: +61 8 8941 2262
E: darwin@au.rlb.com

GOLD COAST
45 Nerang Street,
Southport, QLD 4215
T: +61 7 5595 6900
E: goldcoast@au.rlb.com

MELBOURNE
Level 13, 380 St. Kilda Road,
Melbourne, VIC 3004
T: +61 3 9690 6111
E: melbourne@au.rlb.com

NEWCASTLE
Suite 4, Level 1, 101 Hannell Street
Wickham, NSW 2293
T: +61 2 4940 0000
E: newcastle@au.rlb.com

PERTH
Level 9, 160 St Georges Tce,
Perth, WA 6000
T: +61 8 9421 1230
E: perth@au.rlb.com

SUNSHINE COAST
Suite 307, La Balsa, 45 Brisbane Road
Mooloolaba, QLD 4557
T: +61 7 5443 3622
E: suncoast@au.rlb.com

SYDNEY
Level 19, 141 Walker Street,
North Sydney, NSW 2060
T: +61 2 9922 2277
E: sydney@au.rlb.com

TOWNSVILLE
Level 1, 45 Eyre Street, North Ward,
Townsville, QLD 4810
T: +61 7 4771 5718
E: townsville@au.rlb.com

RLB.com

AFRICA | AMERICAS | ASIA | EUROPE | MIDDLE EAST | OCEANIA

RLB Rider Levett Bucknall