

Location Report

CITY OF HOBART Tasmania

Nipaluna Country

December 2024

For more information contact:

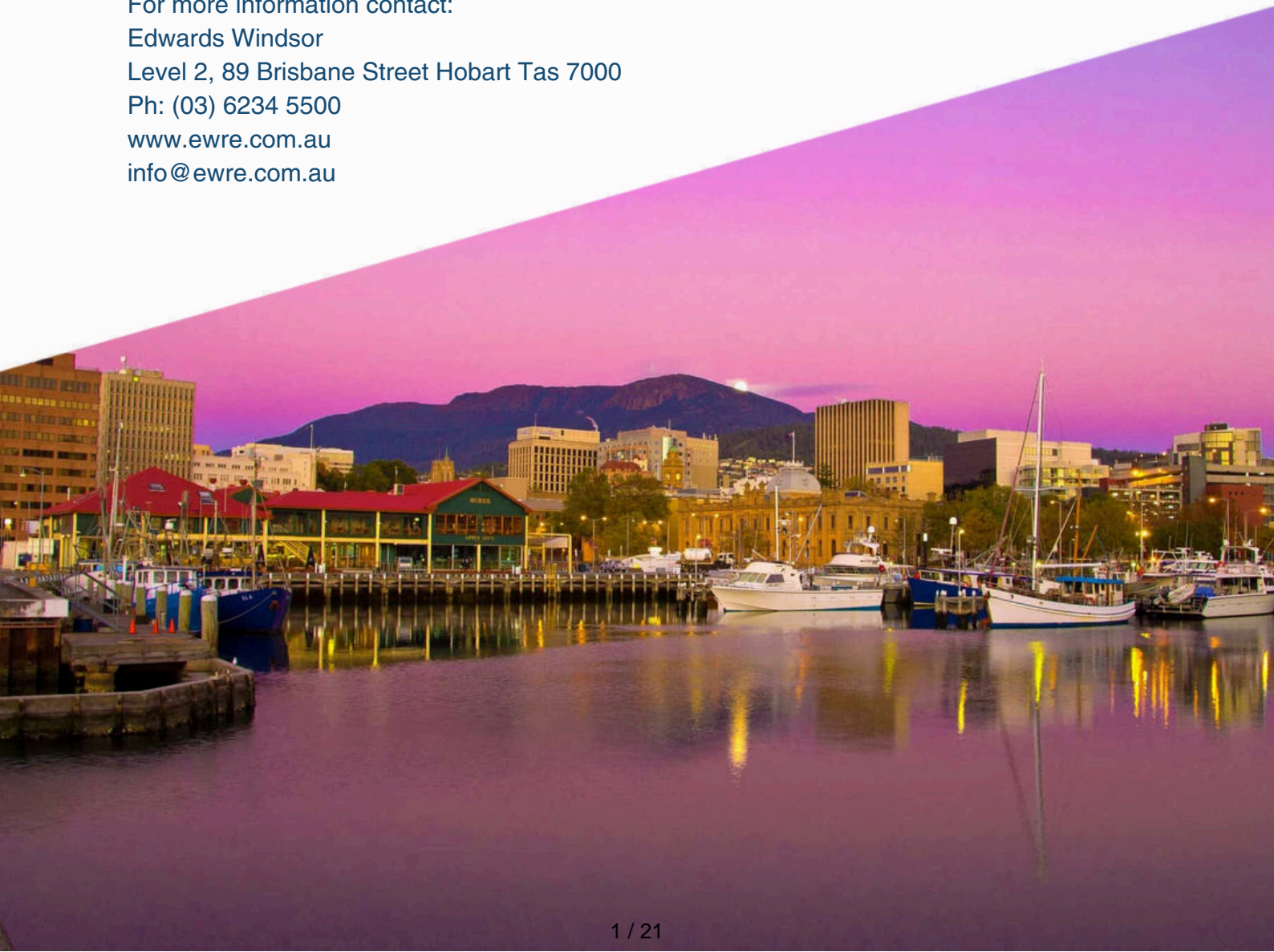
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CITY OF HOBART HIGHLIGHTS



Airport expansion
and upgrades



\$25m Antarctic
aquarium &
research
facility



Macquarie
Point Master
Plan



\$1.4 billion
City Deal



\$715 million
AFL stadium



\$900 million
hospital
upgrade



Tight
vacancy
rates

CITY OF HOBART Tasmania

Nipaluna Country

Hobart has enjoyed strong demand and solid property price growth in recent years. Although that growth eased in 2023 as of late 2024 it was starting to enter recovery mode.

The State's economy has also grown in recent years. Its \$38.612 billion gross regional product (GRP) in FY2023 was up by 1.2% on the previous year. This follows more substantial growth of 4.3% and 4.7% in the previous two financial years.

CommSec's October 2024 *State of the States* report shows that Tasmania has the second fastest economic growth in Australia, second only to South Australia. It also had Australia's fastest wage growth of 5.1%.

Hobart's economic future was fortified in 2019 by the three-government level, \$1.72 billion City Deal. Significant works underway at Hobart Airport include a \$200 million terminal expansion and a \$130 million runway upgrade, which will aid international flight and tourism opportunities for the Apple Isle.

The Hospital is undergoing substantial redevelopment and the Hobart CBD is experiencing a surge in new residential and commercial projects.

Planning is also underway for a \$2 billion redevelopment of Macquarie (Mac) Point including a \$715 million AFL stadium around \$1 billion in residential projects plus a light rail network is proposed for the city.

Hobart investors will appreciate the city's highly affordable properties compared to mainland capital cities, with only Darwin being cheaper.

The region has low vacancy rates and solid yields which make it an appealing option for investors.

City of Hobart

Location, Employment, Population, Home Ownership



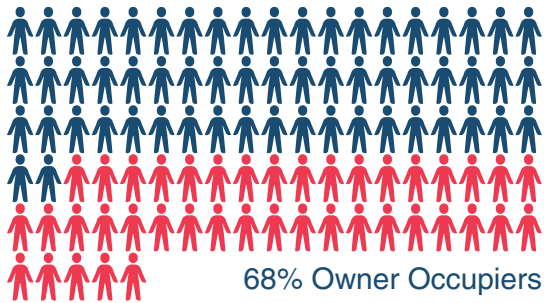
LOCATION

Distance from:

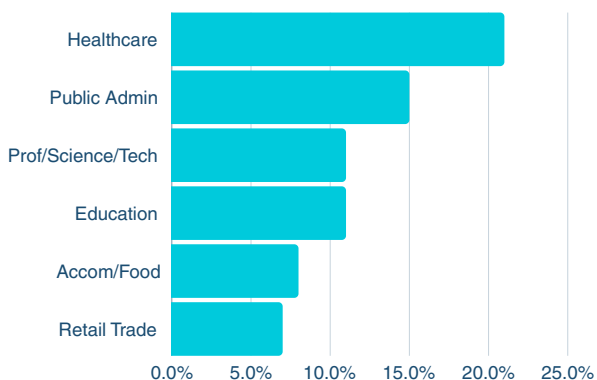
Launceston:	200km
Devonport:	260km
Melbourne:	800km

LGA: City of Hobart Council

HOME OWNERSHIP

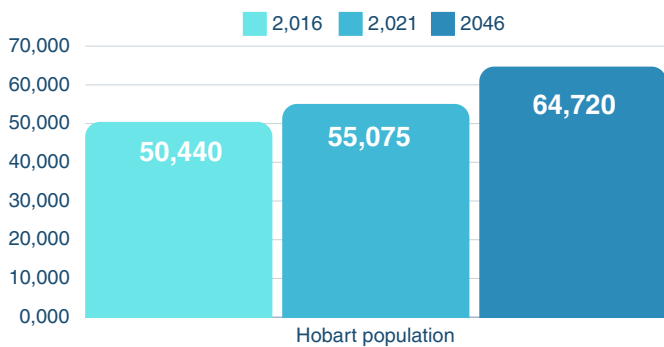


EMPLOYMENT BY INDUSTRY

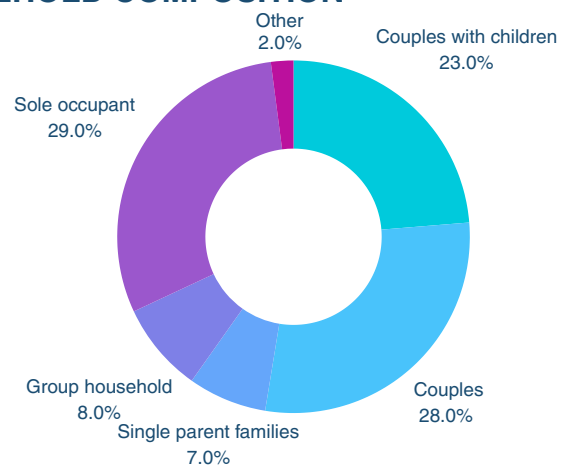


Source: ABS 2016 & 2021 Census, id.profile

POPULATION



HOUSEHOLD COMPOSITION



We acknowledge the Nipaluna people as the traditional Owners of lands within the City of Hobart

City of Hobart

Economy and Amenities

As well as being Australia's second-oldest capital city, the Greater Hobart region in south-eastern Tasmania incorporates the LGAs of the City of Hobart, the City of Clarence, the City of Glenorchy and the Kingborough Council municipality which includes Bruny Island.

Hobart is the financial and administrative heart of the Apple Isle. It had a Gross Regional Product of \$8.64 billion in FY2023 - a growth of 1.6% on the previous year.

The city's health care and social assistance sectors are its largest employers, generating 14,615 local jobs, or 21% of the total employment industry, in FY2023. These sectors were also the LGA's most productive industry in this period, generating \$1.637 million, and produced the region's largest output by industry (\$2.412 million).

The City of Hobart Council's 2024-25 Budget includes a \$35.8 million capital works program. The capital works figure includes \$15.2 million for upgrading roads and footpaths with similar plans for lifestyle and recreational areas including:

- Doone Kennedy Hobart Aquatic Centre redevelopment - \$7.8 million; and
- Parks, reserves and sports facilities - maintain and manage \$7.7 million

Hobart supports a host of light industry manufacturers with major local employers including world-leading catamaran builder, Incat; zinc refinery, Nyrstar; Cascade Brewery; Cadbury's Chocolate Factory; and Norske Skog, a Norwegian pulp and paper company producing 290,000 tonnes of newsprint and paper annually.

Antarctic Connections

Australia has had a presence in Antarctica since geologist (Sir) Douglas Mawson first led an expedition there in 1911 - and Hobart's proximity to Antarctica and the Southern Ocean makes it suitable as a port for scientific research.

Tasmania's Antarctic sector employs around 950 people locally and contributes more than \$150 million to the economy. Hobart also supports the development of about 150 postgraduate students who will become the next generation of Antarctic scientific researchers.

The CSIRO's Marine and Atmospheric Research Division in Hobart has Australia's largest marine research library and employs 300 people. These facilities include ocean marine laboratories, engineering workshops and the \$120 million vessel, *RV Investigator*.

However, Hobart's connection to Antarctic research is not exclusively Australian with the French Antarctic program utilising Tasmania's shipping agents for food, fuel, boating supplies and waste disposal services - thereby also boosting the southern Tasmanian economy.

In December 2022, the Federal Government announced funding and key planning approvals for a \$25 million-plus Antarctic krill aquarium and research facility in Taroona, south of the CBD. Work on the facility at the Institute for Marine and Antarctic Studies (IMAS) centre began in April 2024 with completion due in 2028.

Completed in 2013, the \$45 million IMAS is a specialist institute of the University of Tasmania (UTAS) and provides teaching and research facilities for around 290 staff and students.

City of Hobart

Economy and Amenities

Medical Facilities

Hobart is serviced by the Royal Hobart Hospital (RHH) and two private hospitals. Employing 3,000 people and supporting around 250,000 southern Tasmanians, the RHH is Tasmania's largest hospital and the second-oldest in the country. It is also a major clinical teaching and research centre for UTAS and other institutions.

The facility is currently undergoing a six-stage redevelopment as part of the *2020-2050 Hospital Masterplan*, released in 2019. Completed in 2020, the first stage alone cost \$420 million and was Tasmania's largest-ever health infrastructure project.

This stage featured an expanded K-Block with 10 storeys of inpatient facilities as well as the refurbishment of 11,000m² of existing clinical areas. The project provided more than 300 jobs during construction.

Education

Hobart is home to several TAFE colleges plus a UTAS campus which in June 2024, was listed as Number 2 in the world in Times' Higher Education Impact Rankings. As well, UTAS was listed as number one in the world for climate action for the third consecutive year.

UTAS is Australia's fourth oldest university with more than 34,000 students and its extensive array of Hobart faculties include:

- Conservatorium of Music;
- School of Creative Arts;
- Medical Sciences Precinct;
- Menzies Institute for Medical Research; and
- School of Health Sciences

The university also comprises a faculty of Science, Engineering and Technology; an agricultural research farm near Richmond, 25km to the north-east; several observatories; and the Grote Reber Physics Museum in the suburb of Cambridge.

The UTAS Sandy Bay campus was to be relocated to the former Forestry Tasmania building in the CBD. But in November 2024 it scaled back plans to move entirely into Hobart's CBD, instead deciding to have four southern sites, including a \$500 million science, technology, engineering and mathematics (STEM) centre at Sandy Bay, and sell two inner-city buildings.

TAS TAFE has three college campuses in Hobart with two in the CBD and another in the suburb of Warrane.



City of Hobart

Economy and Amenities

Tourism

Mount Wellington and the Derwent River are key natural attractions of the city, the city also has a natural deepwater port unhampered by tidal changes. Hence, it is a hub for cruise ships during the summer months, with up to 40 ships carrying 100,000 passengers docking during this period.

Another popular tourist attraction is the underground Museum of Old and New Art (MONA).

Hobart attracts more than three million visitors every year and tourism plays a key role in its economy. According to Tourism Tasmania, more than 1.3 million people visited Tasmania on scheduled air and sea services during the year ending June 2024, not including cruise ships.

These visitors spent a total of \$3.478 billion on accommodation, attractions, tours, transport and other goods and services during this period.

Visitors are largely attracted to Hobart's history, natural beauty and heritage-listed architecture. Other attractions include Salamanca Place which features restaurants, galleries, craft shops and offices as well as a weekly market with 300 stallholders selling produce and arts and crafts.

The Wrest Point Hotel Casino at Sandy Bay opened as Australia's first legal casino in 1973 and remains a strong tourism attraction. The Sydney to Hobart yacht race held every year on Boxing Day creates huge interest throughout the country and the world. First held in 1945, the race has become one of the world's top three offshore yacht races.

Hobart's wineries have also become popular in the past 15 to 20 years with many popular vineyards set around the Derwent River, Coal River and Huon Valleys.

The continuing major expansion of Hobart Airport is expected to attract more international visitors in particular to the city, and Tasmania overall.



City of Hobart

Property Profile

Hobart was largely one of Australia's strongest property growth markets from 2018 but it proved highly variable in the latter half of 2023 and into 2024.

By Spring 2024, according to Hotspotting's *Price Predictor Index*, Hobart was the weakest performer on house price growth among the state and territory capital cities - although there are now glimmers of recovery and signs of life returning to the market.

Sales volumes in the Greater Hobart area improved in the June 2024 Quarter, compared to three months earlier, but remain at similar levels as the same time in 2023 and still well below the peaks in 2020 and 2021, when Hobart was a national leader in sales activity and price growth

Transactions are rising in the Lenah Valley, Mount Nelson, North Hobart, Berriedale, Lutana, West Moonah, Bellerive, Howrah, Mornington and Oakdowns house markets and in the Sandy Bay unit market. Rising transactions are generally a precursor to future price growth.

PropTrack data shows Hobart hit its highest volume of new listings in October 2024 in six years, following a year-on-year increase of 9.4%.

PRD identified Glencorchy, Risdon Vale and Rokeby as Hobart's most affordable and liveable house markets in November 2024.

According to CoreLogic between the start of the pandemic and November 2024, house values in Hobart increased by 27.4%, although in the past 12 months values are down 1%. Its June 2024 quarter *Pain and Gain Report*, said that Hobart's rate of loss-making sales increased to 5.3% in the quarter. The increase was largely driven by the unit market with its proportion of loss making sales more than doubling over the quarter.

Market Summary: Houses

Within Greater Hobart median house prices start at \$460,000 in Chigwell within the Glenorchy LGA and go up to \$1.313 million in Sandy Bay (Hobart LGA). Sandy Bay is the only location with a median in excess of \$1 million.

PropTrack statistics for the 12 months to December 2024 show the City of Hobart median house prices are mostly in the high \$700,000 to high \$800,000 range.

Within the Greater Hobart region, Kingston (Kingborough LGA) was the most popular with 178 houses changing hands, followed by Howrah (Clarence LGA) with 143 sales and Sandy Bay with 114 sales.

Almost every suburb recorded a drop in median house price in the 12 months to December 2024 although Blackman's Bay (\$908,000) increased by 10%, Lindisfarne (\$782,000) was up by 9% and South Hobart (\$870,000) was up by 8%.

Long-term capital growth (annual growth over the past five years), was between 3% and 13%.

City of Hobart

Property Profile

Market Summary: Units

Greater Hobart has a far smaller unit market than houses, with even its more popular unit suburbs achieving less than 100 sales.

Median unit prices start at \$433,000 in Claremont and go up to \$684,000 in Sandy Bay. Glenorchy (\$435,000) was the most popular location for unit buyers with 75 changing hands in the 12 months to December 2024, followed by Sandy Bay with 74 unit sales and Kingston (\$585,000) with 50.

Only two suburbs achieved median unit price growth in the past 12 months - Howrah was up 3% to \$605,000 and Rokeby was up 1% to \$609,000.

Annual average long-term growth over the past five years ranges from 4% to 12%.

Vacancy Rates, Rents & Yields

Vacancy rates in the city's suburbs are all less than 2.3% which is well below the 3% which represents a balanced market. The lowest vacancy rate is 0.3% in the New Town house market, while the highest is 2.3% in the Lauderdale house market.

PropTrack says in October 2024 Hobart remained the city with the lowest vacancy rate in Australia of just 0.82%. Despite the tight vacancy rates, rental growth has stalled with PropTrack data in December 2024 showing the highest rental growth was 5% in Howrah's unit market and the West Moonah house market.

Median asking rents for houses range between \$460 per week in Risdon Vale and \$630 per week in Lauderdale. In the unit market weekly asking rents range from \$440 in Claremont and \$485 in Howrah and Sandy Bay.

In the house market yields range from 2.9% in Sandy Bay to 5.5% in Chigwell while in the unit market yields range from 4.1% in Sandy Bay to 5.5% in Glenorchy.



City of Hobart

Market Summary

The Hobart house market can be summarised as follows:-

Suburb	12 mth Sold	Median House	1-year Growth	5 Year Growth Avg	Median Yield
Austins Ferry	39	\$603,000	-8%	7%	4.8%
Bellerive	60	\$861,000	-3%	6%	3.7%
Berriedale	42	\$550,000	-8%	8%	4.8%
Blackmans Bay	77	\$908,000	10%	8%	3.5%
Chigwell	32	\$460,000	-5%	7%	5.5%
Claremont	95	\$510,000	-10%	7%	4.9%
Geilston Bay	52	\$725,000	1%	7%	4.3%
Glenorchy	99	\$563,000	-1%	8%	5.0%
Howrah	143	\$735,000	-9%	6%	4.3%
Lauderdale	43	\$770,000	-1%	8%	4.4%
Lenah Valley	52	\$765,000	-3%	6%	4.2%
Lindisfarne	87	\$782,000	9%	6%	4.0%
Lutana	34	\$593,000	-5%	6%	4.7%
Moonah	58	\$635,000	6%	8%	4.7%
Mornington	36	\$565,000	-4%	7%	5.2%
Mount Nelson	30	\$923,000	-2%	6%	3.9%
New Town	70	\$899,000	1%	6%	3.9%
North Hobart	37	\$870,000	4%	7%	3.7%
Risdon Vale	42	\$462,000	4%	10%	5.2%
Rokeby	71	\$590,000	1%	13%	4.9%
Sandy Bay	114	\$1,313,000	5%	7%	2.9%
South Hobart	52	\$870,000	8%	6%	3.7%
West Hobart	53	\$843,000	-11%	3%	3.4%
West Moonah	42	\$608,000	-4%	6%	4.5%

Source: PropTrack

City of Hobart

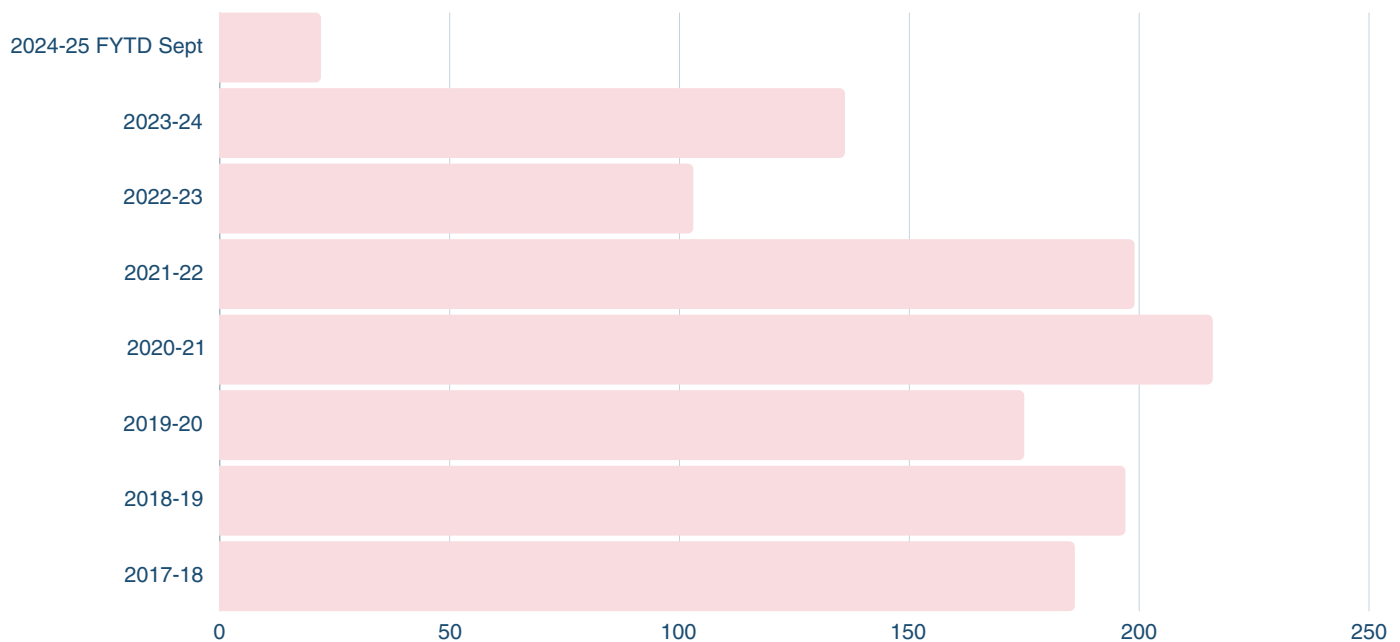
Market Summary

The Hobart unit market can be summarised as follows:-

Suburb	12 mth Sold	Median Unit	1-year Growth	5 Year Growth Avg	Median Yield
Bellerive	31	\$580,000	-8%	5%	4.7%
Blackmans Bay	35	\$579,000	-12%	9%	4.6%
Claremont	44	\$433,000	-10%	7%	5.0%
Glenorchy	75	\$435,000	-5%	7%	5.5%
Howrah	46	\$605,000	3%	8%	4.5%
Kingston	50	\$585,000	-3%	6%	4.6%
Lenah Valley	30	\$572,000	-3%	8%	4.8%
New Town	32	\$467,000	-7%	4%	5.0%
Rokeby	31	\$609,000	1%	12%	5.0%
Sandy Bay	74	\$684,000	-6%	4%	4.1%

Source: PropTrack

Building Approvals - City of Hobart



Source: .id profile

City of Hobart

Market Summary

Below is a sample of the rental market in Greater Hobart

Post code	Suburb	Property type	Vacancy	Median weekly asking rent	12 mth change
7000	West Hobart	HOUSE	0.5%	\$600	1%
7004	South Hobart	HOUSE	0.7%	\$550	-7%
7005	Sandy Bay	HOUSE	0.8%	\$695	7%
7005	Sandy Bay	UNIT	0.8%	\$485	1%
7008	Lenah Valley	HOUSE	0.8%	\$600	1%
7008	New Town	HOUSE	0.3%	\$600	1%
7009	Moonah	HOUSE	0.9%	\$525	1%
7009	West Moonah	HOUSE	1.0%	\$550	5%
7010	Glenorchy	HOUSE	0.4%	\$530	1%
7010	Glenorchy	UNIT	0.9%	\$450	0%
7011	Berriedale	HOUSE	0.7%	\$500	0%
7011	Claremont	HOUSE	1.1%	\$500	1%
7011	Claremont	UNIT	1.2%	\$440	4%
7015	Geilston Bay	HOUSE	0.8%	\$570	2%
7015	Lindisfarne	HOUSE	0.7%	\$580	0%
7016	Risdon Vale	HOUSE	1.5%	\$460	1%
7018	Bellerive	HOUSE	0.5%	\$600	1%
7018	Howrah	HOUSE	0.5%	\$590	1%
7018	Howrah	UNIT	0.4%	\$485	5%
7019	Rokeby	HOUSE	0.8%	\$500	4%
7021	Lauderdale	HOUSE	2.3%	\$630	-1%

Source: PropTrack

City of Hobart

Future Prospects

Greater Hobart's unemployment rate is strong, hovering around 4% throughout 2023 before hitting 4.3% in the June 2024 quarter. According to the October 2024 CommSec State of the State report, Tasmania's economic growth was second only to South Australia in the previous quarter.

Despite the city's stalled population numbers, LGA plans and government funding boosts are helping to update and revitalise Hobart. The 30-year *Greater Hobart Plan* predicted that the region will need an additional 30,000 homes to cater for projected population growth with around 70% of them being townhouses and apartments.

According to the plan - which the four Greater Hobart Councils and the State Government approved in September 2022 - the additional housing required would be "primarily delivered through urban consolidation and infill development rather than greenfield development at the urban fringe". A further 21,000 dwellings would be created via infill and 9,000 via greenfield development.

The *Greater Hobart Plan* is based on the *Expanding City, Underutilised Sites* report from UTAS and Hobart City Council, released in September 2019. This analysis revealed that if more than 400 under-utilised sites were developed further in the Hobart CBD, the city could house additional residents.

City Deal Projects

The \$2.5 billion Hobart City Deal was released in 2019 as a 10-year partnership between the four Greater Hobart Councils and the State and Federal governments.

In late 2023, the State Government proposed new ferry terminals for Lindisfarne, Howrah, Wilkinsons Point, Sandy Bay, Regatta Point and Kingston Beach. The four Greater Hobart mayors announced in January 2024 that they hoped to secure \$26 million of State Government funds for the new terminals, particularly after receiving \$20 million in Federal funding for terminals at Lindisfarne, Sandy Bay and Wilkinsons Point.

Preliminary testing for these sites began in May 2024 with part of this testing involving the potential Lindisfarne terminal undergoing viability investigations.

Meanwhile, the possibility of a new Bridgewater Bridge has been in the pipeline since the 1990s; however, major works on the project only began in late 2022. The new four-lane bridge is expected to open to traffic in the first half of 2025. The new bridge marks the fifth connection between Granton to Bridgewater since the 1830s with the current 1946-built bridge to eventually be demolished.

AFL Stadium

Plans for a \$715 million AFL stadium at Macquarie Point were confirmed in November 2023, with State and Federal funding committing to the project along with AFL.

The 23,000-seat stadium will be Tasmania's major multipurpose sporting, arts, events and entertainment facility and include a 1500-person function room. Concept designs for the project were released in July 2024 with the State Government expecting it to be the largest timber-roofed stadium in the world.

The stadium will also be the home of Tasmania's first AFL team - the Tasmania Devils - which launched in March 2024 and will begin playing in the national competition in 2028. Marketed as part of a larger arts, entertainment and sports precinct at Mac Point, the stadium could host 44 events every year, including regular matches in the national football competition.

City of Hobart

Future Prospects

Macquarie Point

Macquarie (Mac) Point is a 9.3ha government-owned waterfront site at the Port of Hobart, which is being redeveloped into a mixed-use development hub for arts, cultural, science, tourism, and residential and commercial areas.

The State Government believes that the development is estimated to be worth \$1 billion and will support around 10,000 jobs during construction. The former industrial site once comprised the city's gasworks facility as well as rail freight and bulk fuel storage spaces, so it requires remediation. In 2012, the State Government created the Macquarie Point Development Corporation to remediate and redevelop the site and allocated \$50 million towards the site's remediation.

The corporation's appointment followed several years of detailed planning and design investigations. In a draft plan of Mac Point released in October 2023, the precinct will comprise an AFL stadium; an "Aboriginal culturally informed zone" featuring a truth and reconciliation park; Antarctic facilities; a mixed-use zone; residential apartment blocks; and a public foreshore.

The mixed-use area will comprise restaurants, cafes, hotels, medical facilities and offices. Other planned components of Mac Point include:

- The Escarpment (8,797m² mixed-use area with retail, hospitality and residential spaces); and
- The Goods Shed (2,500m² hub for events, performances and markets)

Work on an Antarctic and Science Precinct at Mac Point has been in the pipeline with 80% of the site remediated in 2021 in readiness for development. The project helped prepare Hobart for the delivery of the Australian Antarctic Division (AAD)'s \$1.9 billion icebreaker ship, *RSV Nuyina*, which arrived from the Netherlands in 2021.

However, the Antarctic and Science Precinct has stalled with the revelation in June 2024 that "no current discussions are underway" on the project.

The 50-year-old Macquarie Wharf was also to be redeveloped as part of the precinct and in May 2024, the State and Federal governments signed off on a \$240 million funding agreement for the urban redevelopment of Mac Point, including an upgrade to the wharf.

The investment will commence in 2025-26 and span three years. At the time of the government agreement, the City of Hobart Council said that the wharf enhancements were key to maintaining Hobart's role as the home port for the RSV Nuyina and numerous visiting international icebreakers and research vessels.

The sector provides 1,000 local jobs and injects \$183 million into the local economy annually. But there is now doubt around some of the works with an announcement in mid-2024 that at least part of Macquarie Wharf 6, which was to be the most immediate priority in the proposed upgrade - may not go ahead due to cost issues with TasPort.

City of Hobart

Future Prospects

Residential Developments

A \$500 million residential and community development in New Norfolk, on Hobart's fringe began construction in June 2021. The Mills project was to be a 20-year development expected to generate 22,000 jobs.

It was to include 700 homes, a hospital, a hotel and a commercial co-op space. Future stages were to include a childcare centre, a retirement village and an education and training precinct to be known as Campus 7140, which would be built on the site of nurses' quarters at the former Royal Derwent Hospital.

The developer, New Norfolk went into administration in July 2024, with about a third of the homes completed. No update has been provided on the future of the project since then.

A development application was lodged in December 2024 for a luxury apartment development at 432 Elizabeth St in North Hobart. The project will include 11 high-end apartments behind a historic house in North Hobart, which will be restored as part of the project. The three-level building will include seven three-bedroom apartments.

An \$80 million luxury apartment development is earmarked for the former Motors Holden site in Hobart. The Macquarie Street Investments project will include 56 apartments, including four penthouses, rooftop terraces, with commercial space on the ground level.

The six-storey building design features two separate apartment towers that are joined, appearing as a single building in the streetscape, but with two lift cores.

Industrial Developments

In September 2023, Nyrstar received finalised government grant deeds for a major upgrade to the Hobart zinc refinery works - one of the world's largest zinc smelters.

The focus of the \$400 million upgrade will be the construction of an electrolysis plant. At the time of the agreement, Nyrstar said construction was expected to start "in the coming months" and to take around 28 months to complete with 200 workers to be employed at the height of this work.

INCAT Tasmania has acquired a 12-hectare site northwest of Hobart to construct a new shipbuilding facility. It purchased the site, a portion of the Norske Skog Boyer Mill site at Boyer, in August 2024. It will allow the company to double its current shipbuilding capacity and workforce. Incat Tasmania plans to build more battery-electric vessels.

The expansion plan includes the construction of a 240x120-metre production facility, with the capacity to construct three large ships at one time. The new production facility will have nearly 30,000 sq m of undercover production area, bringing total undercover production space across both Incat sites to around 10 hectares. It expects to begin work on the facility in 2026.

City of Hobart

Future Prospects

Royal Hobart Hospital Expansion

The RHH's *Masterplan Review and Update 2020-2050* was released in 2019 and continues significant elements of its 2011 Masterplan, including:

- development of a purpose-built mental health services facility;
- further development of the RHH City Campus site; and
- maximising the use of the Repatriation Hospital site by developing it as a second campus

The redevelopment of the facility overall is being delivered in six stages with the first stage - the expansion of K Block - completed in 2020.

Stage 2 is currently underway and was to include a major expansion of the facility's Emergency Department (ED) as well as its Intensive Care Unit (ICU). The first stage of the ED upgrade was completed in 2023; however, in July 2024, the State Government announced the ED update would be downgraded by \$50 million due to "budget constraints" before announcing a month later that the update was on hold and being reworked due to budget issues.

Construction of stage 2 is due to be completed in 2028.

Hobart Airport

Hobart Airport is currently undergoing several major upgrades and expansions, after already experiencing several in the last few years. With the facility currently only providing international flights to New Zealand, all of these projects aim to increase the airport's international prospects as well as its overall space and efficiency.

The terminal handles 2.6 million passengers - and this is expected to rise to 3.5 million by 2030.

A \$40 million runway extension project was completed in early 2018, which allowed for Code E aircraft such as Boeing 777 and Airbus A330 to land. This enabled direct flights from Hobart to Asia and enhanced the city's role as a gateway to the Antarctic.

A \$200 million upgrade to the terminal began in February 2024 with the three-stage project to double the terminal's size on completion in early 2027. The project will generate 450 jobs during construction and give the terminal two extra departure gates, a third security screening lane and a third baggage carousel as well as more food and retail outlets.

Construction on a further runway upgrade began in July 2024, with the Federal Government, committing \$60 million towards the \$130 million plan. The upgrade will enable the airport to welcome even heavier, long-haul Code E aircraft, such as Boeing 787s and Airbus 350s.

Construction is set to be complete by May 2025.

Commercial projects

A 12-storey office tower is to be developed on Liverpool Street following its approval in July 2024.

The \$40 million tower will be built on the site of a former Spotlight store, which is to be demolished. It will have basement-level parking, end-of-trip facilities and potentially a retail tenancy.

It will provide about 15,000sq m of prime-grade office space to the market. Work is expected to start on the building in February 2025. It is being developed by Techne Invest, a joint venture between Techne Group and Invest Lease.

City of Hobart

Future Prospects

In the Hanging Gardens precinct

In The Hanging Garden cultural precinct is being developed by the Hanging Garden Group, a joint venture between developer Riverlee and MONA owner David Walsh's creative agency, DarkLab.

The precinct occupies a block bordered by Liverpool, Murray, Bathurst and Watchorn streets with three stages proposed for developing the office building and redeveloping the Odeon Theatre.

It includes food and music venues, commercial buildings, gardens and communal areas as well as residential buildings linked via laneways.

The Council approved the development of a \$74 million office building in the precinct in December 2024.

The nine-storey office building will be built on a site at 25 Watchorn and 116 Bathurst Streets. It will include office and retail space with a total gross floor area of 13,733sq m. The Federal Government has already committed to leasing the entire building.

Transport Developments

A \$350 million suite of projects, collectively known as the South East Traffic Solution, have been designed to improve safety and commute times between Hobart CBD and the rapidly expanding residential areas of Sorell and the Southern Beaches.

Jointly funded by the Federal and State governments, the projects include:

- Arthur Highway overtaking lane (completed March 2020);
- Midway Point Intersection Solution (completed July 2022);
- Sorell Southern Bypass (completed April 2023); and
- Hobart Airport Interchange Upgrade (completed June 2023)

Two other South East Traffic Solution projects are yet to begin. These plans include the duplication of the Midway Point and Sorell Causeways, which has an estimated construction start date of late 2025.

Work on the upgrade of the Tasman Highway, between the Hobart Airport Interchange and Midway Point Causeway, is also expected to start in 2025.

Cadbury Experience

Cadbury Chocolates is pushing ahead with a new \$100 million Chocolate Experience to be built next to its existing factory in Claremont.

It hopes it will attract 500,000 visitors. Cadbury ceased its popular factory tours in 2008 and hopes the new attraction will meet the ongoing demand from tourists.

Planning is underway but it could include the world's tallest "glass and a half" chocolate fountain, a 3D time tunnel, build your own bar, cafe, playground, dessert restaurant and emporium.

Recent sales



74 MARLYN RD, SOUTH HOBART 7004

3 2 2

Sale Price: **\$920,000 (Normal Sale)**
 Sale Date: **09/08/2024**
 Original Price: **Offers Over \$795,000**
 Final Price: **Offers Over \$795,000**
 Office Name: **Harcourts Kingborough**
 Agent Name: **Dean Oakes**
 RPD: **1//144993**
 Features: **BUILD YR: 1964, BUILD TYPE: WEATHERBOARD, R...**

Property Type: **House**
 Property Area: **807m²**
 Original % Chg:
 Final % Chg:
 Days to Sell: **8**



3 BALGOWLAH CRT, LENAH VALLEY 7008

3 1 1

Sale Price: **\$791,000 (Normal Sale)**
 Sale Date: **12/08/2024**
 Original Price: **Offers over \$765,000 (Under Offer)**
 Final Price: **Offers over \$765,000**
 Office Name: **EIS Property**
 Agent Name: **Penny Flanagan**
 RPD: **100//61401**
 Features: **BUILD YR: 1966, BUILD TYPE: BRICK VENEER, RO...**

Property Type: **House**
 Property Area: **918m²**
 Original % Chg:
 Final % Chg:
 Days to Sell: **6**



1 MALABAR RD, CLAREMONT 7011

3 1 2

Sale Price: **\$510,000 (Normal Sale)**
 Sale Date: **23/07/2024**
 Original Price: **Offers Over \$495,000**
 Final Price: **Offers Over \$495,000**
 Office Name: **Downtown Property - DERWENT PARK**
 Agent Name: **Nat Downtown**
 RPD: **1//12171**
 Features: **BUILD YR: 1966, BUILD TYPE: MASONRY BRICK V...**

Property Type: **House**
 Property Area: **647m²**
 Original % Chg:
 Final % Chg:
 Days to Sell: **19**



54 WARIGA RD, GLENORCHY 7010

3 1 2

Sale Price: **\$565,000 (Normal Sale)**
 Sale Date: **22/07/2024**
 Original Price: **\$595,000+ price range**
 Final Price: **\$570,000+ price range**
 Office Name: **PETERSWALD**
 Agent Name: **Jeff Belbin**
 RPD: **3//29414**
 Features: **BUILD YR: 1988, BUILD TYPE: BRICK VENEER, RO...**

Property Type: **House**
 Property Area: **742m²**
 Original % Chg:
 Final % Chg: **-0.9%**
 Days to Sell: **12**



5 LUCAS ST, HOWRAH 7018

2 1 2

Sale Price: **\$725,000 (Normal Sale)**
 Sale Date: **12/09/2024**
 Original Price: **\$695,000+ (Under Offer)**
 Final Price: **\$695,000 - \$755,000 (Under Offer)**
 Office Name: **T.G. Newton Hobart - HOBART**
 Agent Name: **Michael Coy**
 RPD: **20//55912**
 Features: **BUILD YR: 1953, BUILD TYPE: WEATHERBOARD, R...**

Property Type: **House**
 Property Area: **782m²**
 Original % Chg:
 Final % Chg:
 Days to Sell: **7**



1 LAMBERT AVE, SANDY BAY 7005

6 4 4

Sale Price: **\$1,350,000 (Normal Sale)**
 Sale Date: **13/09/2024**
 Original Price: **Offers over \$1.7 million**
 Final Price: **Offers over \$1.45 Million**
 Office Name: **Fall Real Estate**
 Agent Name: **Donna Paton**
 RPD: **1//61371**
 Features: **MODERN KITCHEN, CLOSE TO SCHOOLS, CLOSE T...**

Property Type: **Unit**
 Property Area: **673m²**
 Original % Chg: **-20.6%**
 Final % Chg: **-6.9%**
 Days to Sell: **225**

Major Projects

Major projects currently impacting the region are:-

INFRASTRUCTURE – HEALTH AND MEDICAL FACILITIES

Project	Value	Status	Impact
Royal Hobart Hospital - redevelopment (State & Federal Governments)	\$130 million	Uncertain as of August 2024, due to funding issues	Redevelopment of emergency department

INFRASTRUCTURE – SPORT AND ENTERTAINMENT

Project	Value	Status	Impact
Macquarie Point Stadium (State & Federal Govts plus AFL)	\$715 million	Designs lodged. To be completed for AFL 2029 season	23,000-seat stadium will be Tasmania's major multipurpose sporting, arts, events & entertainment facility

INFRASTRUCTURE - GENERAL

Project	Value	Status	Impact
In the Hanging Garden, Hobart CBD - redevelopment (Riverlee with DarkLab)	\$286 million	Under construction	Mixed-use precinct with hotel, restaurants, music & gardens plus residential & commercial areas
Mixed use building, In the Hanging Garden, 25 Watchorn St	\$74 million	DA approved December 2024	Nine-storey mixed use building

INFRASTRUCTURE - EDUCATION

Project	Value	Status	Impact
Sorell State School - upgrade (State Government)	\$25 million	Under construction	New & refurbished buildings plus new, separately funded Child & Family Learning Centre (CFLC)
Brighton High School, Brighton (State Government)	\$74 million	Under construction First intake 2025	New school to cater for 600 students in Years 7-12

Major Projects

Major projects currently impacting the region are:-

RESIDENTIAL DEVELOPMENTS

Project	Value	Status	Impact
Skylands Masterplan. Droughty Point (Clarence City Council)	\$1.5 billion	Revised plan approved Dec 2023	Staged development of undeveloped land could result in 2,500 new homes on 240ha
The Mills, New Norfolk (Noble Ventures)	\$500 million	Developer put into administration July 2024	Jobs: 1,100 per year over 20 years Master-planned community with 700 lots, hospital, hotel & commercial areas
Spring Farm Estate, Kingston	\$150 million	Under construction	500 homes planned
Hobart Showgrounds - redevelopment, Glenorchy (Royal Agricultural Society of Tasmania)	\$300 million (\$42.1 m State Govt)	Stage 1 & 2 completed Stage 3 DA lodged	Jobs: 400 12ha site with 450 dwellings plus new facilities including show pavilion & emergency centre
Windermere Bay Precinct	\$200 million	Approved. Demolition completed 2023.	315 units, childcare centre, shops & cafe on the site of the former Claremont Primary School
Whitewater Park Estate, Kingston (WWP Developments)	\$60 million	Under construction	230 lots
Luxury apartment tower, 432 Elizabeth St	TBA	DA lodged December 2024	11 high-end apartments
Apartment tower, former Motors Holden Site (Macquarie St Investments)	\$80 million	Proposed	56 apartments in 6-storey building

INFRASTRUCTURE – TRANSPORT

Project	Value	Status	Impact
Hobart Airport - runway and terminal expansion (Federal Govt & Hobart International Airport Pty Limited)	\$330 million	Under construction	Runaway & terminal upgrades will enable facility to accommodate even larger Code E flights
Macquarie Wharf - upgrade (TasPorts & State Govt)	\$240 million	Approved	Upgrades to ageing wharf will meet growing needs of Antarctic expeditions
Bridgewater Bridge - replacement (State & Federal Govts)	\$786 million	Under construction Will open to traffic 2025	New 4-lane bridge to be built downstream of existing bridge, which will eventually be demolished

Major Projects

Major projects currently impacting the region are:-

COMMERCIAL DEVELOPMENTS

Project	Value	Status	Impact
Macquarie Point - masterplan (State Government)	\$2 billion	Under construction	Transformation of government-owned former industrial precinct into 9.3ha commercial, retail & recreation space
Antarctic & Science Precinct, Macquarie Point (State Government)	\$595 million	Proposed but in doubt	Antarctic education, diplomacy & business hub will enhance Hobart's position as gateway to Antarctic
Truth and Reconciliation Art Park, Macquarie Point (State Government)	TBA	Proposed	13,000m ² of open space for events & festivals
Electrolysis zinc works plant, Lutana (Nyrstar)	\$400 million	Deeds finalised in September 2023	To produce 300,000tpa of cathode zinc & eventually replace 100yo existing facility
Point B, Bridgewater (The Young Group)	\$60 million	Approved Dec 2022	Mixed-use industrial precinct on 5.5ha greenfield site to include rock-climbing centre, distillery, brewery, retail space & restaurants
DoubleTree by Hilton Hotel, 179 Macquarie St, Hobart CBD (Fragrance Group)	\$65 million	Opened November 2024	9-storey, 206-room hotel with restaurant & function centre
Krill aquarium & research facility, Taroona (Federal Govt)	\$25 million	Under construction to be completed 2028	Will facilitate research on krill biology & other species in Southern Ocean ecosystem
Cadbury chocolate experience	\$100 million	Announced March 2024	To be built on land next to factory site to include world's largest chocolate fountain
Office tower, Liverpool St (Techne Invest)	\$40 million	Approved July 2024	12-storey office tower on former Spotlight site

INDUSTRIAL DEVELOPMENT

Project	Value	Status	Impact
Shipbuilding facility (INCAT Tasmania)	TBA	Proposed to start 2026	Will double ship building capacity

The logo for Edwards Windsor features the company name in white, bold, sans-serif font against a dark blue rectangular background. A decorative graphic of curved, overlapping bands in shades of orange and yellow is positioned at the bottom right corner of the blue rectangle.

Edwards Windsor

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