



Australian Government
Department of Industry, Science,
Energy and Resources

Industry

Australian Industry Participation (AIP) plan Executive Summary

1. Organisation and project details

Company/organisation name: ADCO CONSTRUCTIONS PTY LTD

Project name: 17C Cordelia Residential Development

Description of the project: Arklife Cordelia

Arklife Cordelia is the design and construction of a sustainable build-to-rent residential project in Brisbane, QLD. The project comprises a 30 storey building incorporating 265 1, 2 and 3 bedroom apartments, approximately 850sqm of commercial office and 260sqm of ground floor retail.

Please note that the CEFC's debt investment in the project is indirect and is made via the Qualitas Build-to-Rent Impact Fund. CEFC does and will not have direct contractual arrangements with the project sponsor completing the AIP Plan.

The project is targeting a high level of environmentally sustainable design (ESD) standard aimed at reducing the greenhouse gas emissions during construction in excess of 35% as compared to a building built under NCC2016. A summary of the standards being targeted are as follows:

5 Star Greenstar Design and As Built v1.3

7 Star average and 6 Star minimum NatHERS rating for the apartments

5 Star NABERS Energy Rating for apartments

5.5 Star NABERS Energy Office Energy rating

4.5 Star NABERS Retail Energy Rating

MEPS/GEMS Rating for appliances in each apartment within 1 Star of best available.

Incorporation of a photovoltaic renewable energy system of the roof equivalent to 100Wpsm of non trafficable roof area.

In addition to the above ESD ratings, the project will incorporate substantial resident common area's including full service gym, resident entertaining and work from home areas.

The project is due to commence construction in June 2021 with a forecast completion date of 31 December 2023.

Relationship between ADCO and Arklife.

ADCO Constructions Pty Ltd is the principal contractor for the construction of the project. The property owner being Cordelia 17 Pty Ltd ATF for the 17C Unit Trust is an entity majority owned by the ADCO Group.

Arklife is appointed by the property owner to undertake Investment Management and Development Management services in addition to ultimately being the Operator and Manager of the building at completion. Arklife Pty Ltd itself is 50% owned by the ADCO Group.

Estimated capital expenditure/total value of the project: \$160,300,000 AUD

Estimated total value of key goods and services: \$77,500,000 AUD

Project location: Brisbane, QLD

Link to project information: <https://www.adcoconstruct.com.au/>

Contact person for procurement information:

Name: Royce Brownlie

Phone number: 0424749572

Email address: royceb@adcoconstruct.com.au

2. Opportunities to supply goods and services

List of goods and services to be procured for the project and the expected opportunity for industry participation	Opportunities for Australian suppliers *	Opportunities for international suppliers
Steel	Yes	No
Groundworks	Yes	No
Piling	Yes	No
Formwork	Yes	No
Post Tensioning for Concrete	Yes	No
Concrete and Reo supply and place	Yes	No
Precast	Yes	No
Glazing	Yes	No
Electrical	Yes	No
Mechanical	Yes	No
Hydraulics	Yes	No
Fire - Wet and Dry. This consists of sprinklers, alarms, detection etc	Yes	No
Tiling	Yes	No
Vertical Transport	Yes	No
Ceilings and Linings	Yes	No
Waterproofing	Yes	No
Joinery	Yes	No
Painting	Yes	No
Heritage Works	Yes	No

Misc Items: Metalwork Pool Waste Chutes White Good and Appliances Bathroom Hardware Sanitary Fixtures Signage Shower Screen and Mirrors Landscaping	Yes	No
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* An Australian supplier means an entity that has an ABN or an ACN

Disclaimer: The information provided in the table above is based on an initial assessment by the company. Any questions or issues should be raised with the project contact.

- Australian standards and certifications will be required for the key goods and services in this project.

3. Communicating and providing opportunities

- Project website OR Project supplier portal
- Liaison with industry associations
- Workshops/industry briefings
- Promote opportunities to Australian industry in the early stages of the project, including information on how to prequalify
- Make tender documents available to all possible suppliers at the same time
- Allow reasonable and equal time for submissions/responses
- Create, publish and distribute an AIP policy
- Include requirement in tender documents that successful tenderers comply with AIP plan
- Include contractual arrangements with suppliers to outline AIP arrangements
- Establish reporting requirement that shows how the AIP plan has been implemented
- All tenders from Australian and overseas suppliers will be assessed on the same basis
- The organisation will ensure all AIP plan obligations will flow down to contractors and subcontractors

4. Facilitating future opportunities

- Support and assist project suppliers to adopt specific standards and accreditations
- Provide references for high performing suppliers
- Provide unsuccessful tenderers with appropriate feedback to encourage future performance

5. Implementation resources

- The organisation will record and/or retain evidence to demonstrate implementation of the approved AIP plan
- Develop and implement standard contractual arrangements with suppliers to give Australian industry opportunities to participate

- Develop systems to monitor and report on the extent of Australian industry participation
- Develop systems to identify and report any variations in AIP plan activities