

CASE STUDY  
**2**

# CENTRUS



The Acuity team was appointed to oversee and manage the \$200M Centrus Transit Oriented residential project at Eight Mile Plains.

The team conducted detailed market research to determine the strength, size and makeup of the target market. After detailed analysis of the report and input from the project consultants, cost planners and builders the team plugged the information into the project feasibility. Once satisfied with the financial analysis Acuity set about bringing the developers vision to life.

The resultant Centrus project is a vibrant, master planned, community which when complete will deliver 440 dwellings. Over 5000m2 of open space has been set aside for public parkland and Centrus will also deliver a vibrant retail precinct. During the process the team utilized innovative engineering solutions to resolve overland storm water flow reducing the demand on the available land and maximising overall yields.

<b>LOCATION</b>	Brisbane South
<b>CLIENT</b>	M2 Property Group
<b>PROJECT TYPE</b>	Mixed used transit orientated development
<b>PROJECT VALUE</b>	\$200,000,000

**TEAM INVOLVEMENT:**

<b>STAGE 1:</b>	Preliminary Market Assesment / Project Concept Creation / Feasibility Preparation / Development Application and Approvals Management
<b>STAGE 2</b>	Construction and marketing nearing completion
<b>STATUS</b>	2-6 development application and approvals management obtained

**CHALLENGES ENCOUNTERED THROUGHOUT THE PROJECT INCLUDED;**

- Selection and planning of product types and sizing.
- Management of the feasibility and staging considerations.
- Sensitive negotiations with the local authority concerning open space requirements.
- Treatment and management of storm water and downstream discharge.
- Managing stakeholder concerns particularly adjoining neighbours the Dept Main Roads and Qld Transport.

**SERVICES PROVIDED TO THE DEVELOPMENT GROUP TO DATE INCLUDE;**

- Market research and analysis
- Project delivery strategies
- Concept creation and master planning
- Feasibility preparation and project cash flowing
- Consultant engagement and management
- Design Management
- Application preparation and lodgement
- Stakeholder and authority management
- Construction tender management
- Project accounting services
- Marketing strategy creation
- Marketing budget preparation
- Marketing materials creation and supervision
- Project sales
- Project management