Colleen Coyne Property Research

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Colleen Coyne Property Research Company Profile

Colleen Coyne Property Research Pty Limited specialises in strategic advice to property developers. Our research goes beyond the raw data to analyse and interpret the dynamics driving property markets. Our project-specific reports are tailor-made to assist our clients in their decision-making.

Over recent years we have worked extensively in Sydney's growth corridors (South West Sydney, the Central Coast, the Lower Hunter and Illawarra) and in South East Queensland, particularly the Gold Coast and Sunshine Coast. While we operate across all market sectors, we have a strong knowledge base relating to residential land and apartment projects and lifestyle properties in coastal areas.

Established in 1999, Colleen Coyne Property Research is based on the Gold Coast. Most of our client assignments are in New South Wales (NSW) and Queensland (Qld). Colleen Coyne is the Director of Colleen Coyne Property Research.

Colleen was previously National Research Director of valuation company LandMark White, based in Sydney. Prior to that she was National Research Director of PRD Consulting Services Pty Ltd, based on the Gold Coast (the consulting arm of PRD Realty, now Colliers).

Our systematic approach to analysing markets means we have the capacity to enter little-known property markets and compile a detailed picture of the situation, identify the potential to create demand for a new project and advise on the likely market positioning and success of a new venture.

Wherever possible, information is collected on the ground in person (although we also source extensive secondary data).

Our services include demographics, demand and supply analysis, competitor analysis and project-specific reports, providing recommendations in respect of market positioning, target markets, product mix, design features (eg lot sizes, apartment layouts, office/warehouse ratios), desirable facilities, pricing structure and likely absorption rates.

We are proud to be associated with clients who include some of Australia's leading listed companies. Our clients include Amalgamated Property Group, Australand, Delfin Lend Lease, Hope Island Resort, Landcom, Lewis Land, Mulpha Sanctuary Cove, Stockland, Walker Corp and Winten Property Group.

While Colleen Coyne Property Research has focused in recent years on assignments for developer clients, Colleen has previously undertaken studies for National Australia Bank, Westpac Bank and Suncorp Metway.

Colleen holds a B.A. Dip. Ed. and Master of Urban & Regional Planning from the University of Queensland. She is a Corporate Member of the Planning Institute of Australia and an Associate Member of the Australian Property Institute. She is the 2011 winner of the Urban Development Institute of Australia (Qld) Women in Development Excellence Award for industry support services.

Major Client Assignments

The following is a selection of major client assignments, grouped by property type, carried out over 30 years in property research.

Residential Estates

West Wallsend, NSW 2009
West Dapto, NSW 2007-2008
Menangle Park, Sydney 2006-2007
Beaudesert, Qld 2004-2006
Port Macquarie, NSW 2004

Residential Resort Developments

Sanctuary Cove, Gold Coast 2010-2011
Salt Village Resorts, NSW 2008
Coomera Waters, Gold Coast 1997-2005
Hope Island Resort, Gold Coast 1989-1991, 2001-2004
Wallarah Peninsula, NSW 2002-2007
Pacific Bay, Coffs Harbour NSW 1996

Multi-Unit Residential Projects

Whisper Bay, Qld 2010-2011
Broadbeach, Gold Coast 2010
Hope Island, Gold Coast 2003-2007
Parramatta CBD, Sydney 2005
Sydney Waterfront 2004
Newcastle, NSW 2004
Surfers Paradise, Gold Coast 2004 & 2007-08
Harbour Quays, Gold Coast 2002-2003

Mixed-use Proposals

Logan City – commercial, residential & retirement 2008
Bankstown, Sydney – residential & retail 2005
Sundale site, Gold Coast – residential, office & retail 2001
Newstead site, Brisbane – residential, office & retail 2000

Commercial/Industrial Market

Brisbane office buildings – PIR unlisted trust and syndicate reports 2000-2007
Smeaton Grange, Sydney – industrial 2001
Botany, Sydney industrial 2000
Sydney office market forecasts 1996-1999
Gepps Crossing, Adelaide industrial 1987
Brisbane office market forecasts 1982

Specialist Property Types

Victoria Towers, Gold Coast 2010
Retirement villages & aged care facilities demand & supply analyses 2008
Queensland marina berth research 2006
Self Storage – PIR evaluations 2003-2006
Sunshine Coast retirement villas Qld 2005
Sydney North Shore retirement 2002
Darwin, marina berths 1997

Menangle Park, South West Sydney

Hope Island Resort, Gold Coast

Harbour Quays, Gold Coast

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Refer to www.colleencoyne.com.au for more details