



Inview

SEPTEMBER 2026

01

// IN MARKET / BRISBANE

BRISBANE IS BUILDING TOWARDS THE 2032 OLYMPICS.

10.2% ↓

CBD VACANCY

The workplace
decisions start now.

IN MARKET

Brisbane

IN PRACTICE

NSW Ports

PEOPLE

R U OK? Day

 Inscape



IN THIS ISSUE

IN PRACTICE / NSW PORTS

WHEN MOVING ELSEWHERE ISN'T THE BEST MOVE.



IN MARKET / BRISBANE

BRISBANE IS BUILDING TOWARDS THE 2032 OLYMPICS.



PEOPLE / SEPTEMBER

R U OK? DAY



INTELLIGENCE / SUSTAINABILITY

FROM INTENT TO EVIDENCE

DESIGN / TRENDS WE'RE SEEING

ROOM TO CONNECT, SPACE TO RETREAT.

IN PRACTICE

NSW Ports

LOCATION

Port Botany

WORKPLACE

3,100 sqm

READ THE STORY

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START THE CONVERSATION →

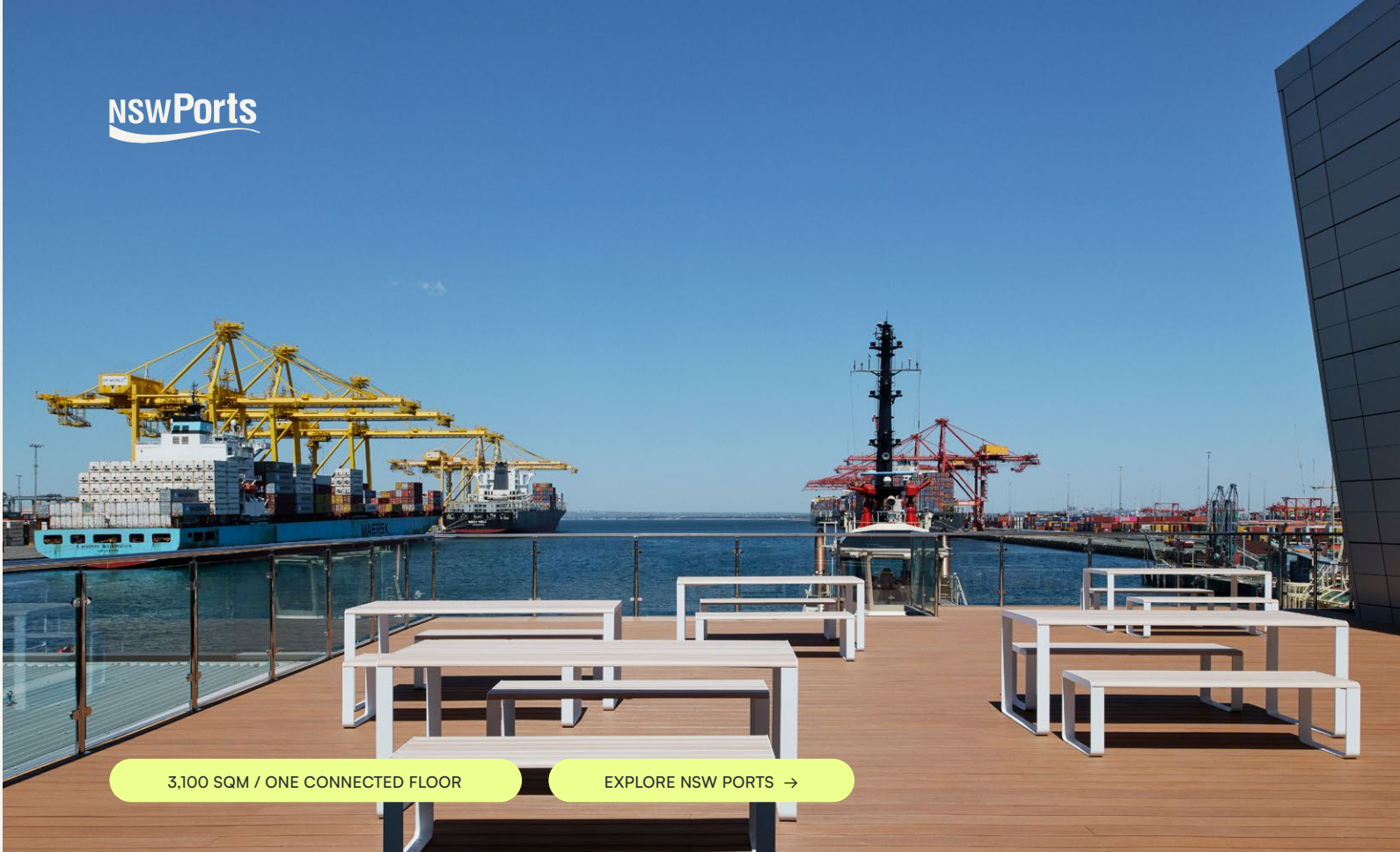
WHEN MOVING ELSEWHERE ISN'T THE BEST MOVE.

NSW Ports had outgrown Brotherson House, but the answer wasn't automatically to leave it. Before design began, Inscape explored five building scenarios against the same brief. Extending the existing building came out on top, keeping the team at the heart of Port Botany while creating more room to connect, work and grow and unlocking greater long-term value from the existing asset.

CLIENT
NSW Ports

BUILDING
Brotherson House

LOCATION
Port Botany



nswPorts

3,100 SQM / ONE CONNECTED FLOOR

EXPLORE NSW PORTS →

5

OPTIONS TESTED

2.5×

MORE SPACE

3,100

SQM WORKPLACE

1

CONNECTED FLOOR

01 DESIGN CHALLENGE

Create a workplace with room for growth that reflected the scale of NSW Ports' operations and drew directly from its Port Botany setting.

02 INTELLIGENCE

Five scenarios were tested side by side before the building solution or design brief was locked in. The exercise challenged the assumption that growth automatically meant relocation.

03 DELIVERY

The solution involved architectural and structural construction with the existing building, poor soil conditions, live underground services and the complexity of building off an existing structure coordinated through BIM.

04 OUTCOME

More room for the team, a stronger connection to place and a workplace that increased the long-term value and usefulness of the existing asset.

// CLIENT VOICE

“Inscape excelled in providing professional and building service across all disciplines of the project.”



PETER ENGELEN

nswPorts

BRISBANE IS BUILDING TOWARDS THE 2032 OLYMPICS.

The workplace decisions start now.



Brisbane is entering a new phase of growth. As 2032 brings greater investment, attention and confidence to the city, businesses are expanding, consolidating and competing for a tightening pool of quality office space.

Vacancy is falling, and limited new supply means the best options are becoming harder to secure. For businesses considering what comes next, timing matters.

CBD AVAILABILITY

10.2% ↓

CBD VACANCY / JUL 2026

Down from 11.8% in January, making Brisbane the tightest of Australia's major CBD office markets.

Sources: Colliers, Brisbane 2032 Olympic and Paralympic Games: Creating Solutions, May 2026; Colliers, Australia Office Vacancy Statistics, August 2026.

CBD DEMAND

48,792 SQM ↑

NET CBD SPACE OCCUPIED / LAST 12 MONTHS

Positive demand is absorbing available space as vacancy tightens.

// WHAT DOES THAT MEAN FOR YOUR WORKPLACE?

- 01 Fewer quality spaces to choose from
- 02 Quality space becoming harder to secure
- 03 More pressure on construction cost + capacity

// INTELLIGENCE / SUSTAINABILITY

FROM INTENT TO EVIDENCE

AASB S2 is bringing climate performance into formal reporting for more Australian businesses.

With Group 2 entities required to report for annual periods beginning on or after 1 July 2026, there is greater focus on how climate impacts are measured, documented and substantiated. For workplace projects, that makes informed decisions around materials, reuse and procurement increasingly important. Source: AASB, Overview of Australian Sustainability Reporting Standards 2025.



Get in touch with Gemma Montanaro, Head of Strategy.

FIND OUT MORE →

// DESIGN / TRENDS WE'RE SEEING

ROOM TO CONNECT, SPACE TO RETREAT.

Some traditional breakout spaces are being rethought to offer more choice in how people connect and recharge.



Social hub

Higher energy spaces for gathering and connection.



Retreat

Quieter spaces to pause and recharge.

Lively social hubs are increasingly being balanced with smaller, quieter settings designed for retreat and lower stimulation. This more neuroinclusive approach recognises that people experience noise, activity and social interaction differently.



// WHEN SHOULD YOU START?

18-24 MONTHS FROM LEASE EXPIRY?

NOW IS THE TIME TO START PLANNING.

The ideal window gives you time to define the business opportunity, understand what your people need, properly test stay / extend / relocate options and align the right brief, budget and delivery strategy.

// PEOPLE / SEPTEMBER



// CULTURE / R U OK? DAY

To mark R U OK? Day, our Sydney Inscape team came together over a few cupcakes and made time to check in with one another.

An important message and simple reminder to keep these conversations going throughout the year.

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