



Case Study: End-to-end Solutions

L'Oréal Group Australia: Purpose-built Lease Transaction

L'Oréal Australia required a new distribution center in Queensland, Australia, to accommodate growth.

PROJECT SUMMARY

LOCATION

Oceania

INDUSTRY

Pharmaceutical
& Beauty

TMX found a new site, obtained approval, and modified it to meet L'Oréal Australia's needs. The facility achieved Green Star certification to align with their corporate goals.

Client Challenges

A supply chain study identified the need for L'Oréal Australia to set up a second distribution center (DC) in Queensland.

Time was of the essence, aiming for an early 2024 operational launch, making swift establishment crucial. However, the specific needs of L'Oréal Australia meant that existing facilities wouldn't be suitable.

To meet the timeline and operational demands, finding a site with detailed specifications or one with development approval (DA) became essential, adding another layer of complexity.

Approach

The TMX DC design team determined the optimum internal layout and sizing for the facility to maximize business operations for L'Oréal Australia. A number of comprehensive reviews were undertaken to ensure a suitable site was procured, including:

- A market EOI to identify existing building opportunities
- DA approval
- Speculative developments

A detailed technical review of shortlisted EOI responses was complete, along with the selection of a DA approved site that would enable minor modifications to meet L'Oréal Australia's design requirements.

TMX also coordinated the legal process, from initial Heads of Agreement and then managing respective legal parties to ensure the AFL and lease were formalized promptly.

Solution

TMX were able to modify the site, while also obtaining development approval. The focus extended to achieving a **Green Star certification** and timely delivery, ensuring a premium-grade facility. The overall estate development also aligned aesthetically with the client's corporate requirements.

"From idea generation to implementation, TMX expertly partnered and reliably delivered on our business needs."

Con Vasilopoulos, DC Future State Project Director, L'Oréal Australia

Transform your supply chain

TMX Transform is an end-to-end supply chain consultancy, providing expert advice and practical, innovative solutions to businesses globally.