

THE  
**HUTCHIES**  
DIFFERENCE





|                                    |           |
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**WE ARE HUTCHIES**



SINCE 1912

## WELCOME

**Hutchinson Builders is a business based on people and relationships. Our success has grown from our unique organisational structure and culture, and the enduring partnerships we have nurtured with suppliers, sub-contractors and clients. We are proud of the level of sophistication we have developed in our business and the consistent performance that comes from this.**


We build in the order of 250 projects around Australia every year, ranging in size from relatively small residential and commercial maintenance works to significant multimillion dollar projects in the Sydney, Melbourne and Brisbane CBDs. Our projects include commercial and residential high-rise, student accommodation, industrial, sporting, health, aged care, government, retail, education, civil, hotels and clubs, tourism and modular construction in a range of applications.

The company thrives on repeat business. We take on all of our clients with the intention that it will be a long term partnership. At Hutchies we like to think our 'clients are for life'. As part of our commitment to enduring and successful relationships, we are relentless in our endeavours to simply be the best we can in every way – fair, competitive, non-adversarial; and delivering to the highest standards.

Moving forward, our strategy is to continue our focus on consistency, collaboration and performance. We will back our established geographical footprint around Australia, consolidate our strong financial position and build our capability to operate in all segments of the property industry. We are confident of our differentiators and key strategic drivers.



**Scott Hutchinson**  
Chairman



**Greg Quinn**  
Managing Director

# WHO WE ARE

**From humble beginnings, Hutchinson Builders has grown to play at the big end of town, delivering sophisticated projects across a comprehensive portfolio.**

As one of Australia's largest construction companies, our business capability and complexity is well beyond that of a 'Mum and Dad' builder, but our core values remain very much embedded in the idea of investing in relationships; taking care of each other and the community; and working towards a common goal. We pride ourselves on working with you as a true construction partner. We are a 'safe pair of hands' who will guide you through the construction process, navigating complex building codes and regulations, while remaining open and transparent. From our early Brisbane beginnings, we have developed a national presence that stretches from Darwin to Hobart and Cairns to the Pilbara in the West.

We are one of the last few remaining builders that runs everything in-house. From finance and cost control; to project management; quantity surveying; architecture and design; engineering; and commissioning, we offer a complete end-to-end construction solution. Our holistic model gives you the confidence of being close to the people who manage the costs and project delivery processes, and knowing they're in safe hands.

**Longevity. Family values. Integrated solutions. And national reach. This is Hutchies.**

MORE INFO <http://hutchi.es>

“

**Family values that the original Jack Hutchinson brought with him from England in 1911 have now become part of the company culture at Hutchies, one of Australia's largest privately owned builders.**

”

Quentin Bryce, Governor-General of Australia 2004–2014

(HER MAJESTY THE QUEEN'S AUSTRALIAN REPRESENTATIVE) AT THE OPENING OF "HUTCHIES YARD"



# OUR HISTORY

Since 1912, when John (Jack) Hutchinson and his young family immigrated to Australia from Lancashire, Hutchinson Builders – or ‘Hutchies’ as we are often known – has been creating the structures in which Australians live, work, study shop and play.

Our current Chairman, Scott Hutchinson, is now the fourth generation Hutchinson to preside over the business – he took over from his father Jack who retired from day-to-day duties in 1992, but still remains a Director today. In 2001, Greg Quinn joined Hutchinson Builders as Managing Director after spending 17 years with the Queensland and New South Wales Master Builders’ Associations. Scott Hutchinson and Greg Quinn work side-by-side, leading the 1,400 strong Hutchies team towards the vision of being recognised as the best builders in the country.

From humble beginnings, we have grown to become an accomplished deliverer of sophisticated projects across a comprehensive portfolio. While our business capability and complexity has surpassed that of a ‘Mum and Dad’ builder, our core values remain very much embedded in the qualities of building relationships; taking care of each other and the community; and working towards a common goal.

|   |   |   |
|---|---|---|
| <p>The business of J. Hutchinson Builder &amp; Contractor is born.</p> <ul style="list-style-type: none"> <li>• Fort Lytton</li> <li>• Manly Primary School</li> <li>• Bulimba Primary School</li> </ul> <p><b>SINCE 1912</b></p> | <p>The Wilderness Years – Hutchies contemplates closure in uncertain conditions.</p> <p><b>1950s</b></p>  | <p>Consolidation and coming of age</p> <p>Introduction of flat management structure</p> <p><b>1990s</b></p>   |
|   |   |    |
| <p>First Hutchies office opens.</p> <ul style="list-style-type: none"> <li>• Ernest Baynes Grandstand</li> <li>• Ballow Chambers</li> </ul> <p><b>1920s</b></p>   | <p>University of Gatton Campus project triggers a shake-up in the company.</p> <p><b>1960s</b></p>  | <p>Greg Quinn joins Hutchies as MD – the first non-family member to hold this position</p> <ul style="list-style-type: none"> <li>• M on Mary</li> </ul> <p><b>2000s</b></p>  |
|   |    |   |
| <p>Jack I becomes president of the Master Builders Association of Queensland. Name changes to J. Hutchinson &amp; Sons. Recognised as Queensland’s largest privately owned building company.</p> <p><b>1930s</b></p>              | <p>Return to growth.</p> <p>Discovering a niche in complex projects and remote locations</p> <ul style="list-style-type: none"> <li>• Opening Seventeen Mile Rocks office</li> <li>• Archer Point Lighthouse</li> </ul> <p><b>1970s</b></p> | <p>Celebrated 100 years in 2012. Diversification in geography and sector capability. Continued growth in financial strength and reputation</p> <ul style="list-style-type: none"> <li>• Metro Residences</li> </ul> <p><b>2010s</b></p> |
|   |    |   |
| <p>Hutchies contracted to construct air raid shelters to protect the people of Brisbane during WWII.</p> <p>Post-war construction in industrial sector.</p> <p><b>1940s</b></p>   | <p>The Client is King!</p> <p>The dawn of a new business philosophy that endures today.</p> <ul style="list-style-type: none"> <li>• New Hutchies Logo</li> </ul> <p><b>1980s</b></p>   | <p>Onward and upward</p> <ul style="list-style-type: none"> <li>• National Footprint</li> <li>• 22 Team Leaders</li> <li>• Brisbane Skytower</li> </ul> <p><b>NOW</b></p>   |
|   |    |   |

# OUR CAPABILITY

We like to work as a true construction partner. We consider ourselves a 'safe pair of hands' who will guide you through the construction process, navigating complex building codes and regulations. With more than 100 years to trial and test our process and knowledge, Hutchies' clients feel confident working with us because they can rely on us to go above and beyond expectations to deliver the best outcome every time.

**\$2.5B**  
WORK ON HAND

**1 in 12**  
AUSTRALIAN  
GREEN STAR  
BUILDINGS  
BUILT BY  
HUTCHIES

**\$251M**  
2016 NTA

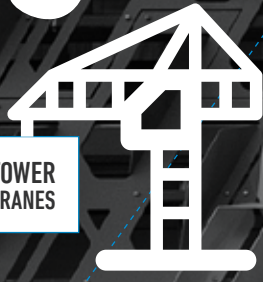
**\$1.6 BILLION**  
2016 REVENUE

PROFIT +\$35M

**14**  
MONTHS  
AVG  
BUILD  
TIME

12  
OFFICES

30 TOWER  
CRANES



1,400  
PEOPLE



250+  
JOBS BUILT  
ANNUALLY

\$19M  
AVG JOB SIZE

**NO JOB TOO BIG OR SMALL**



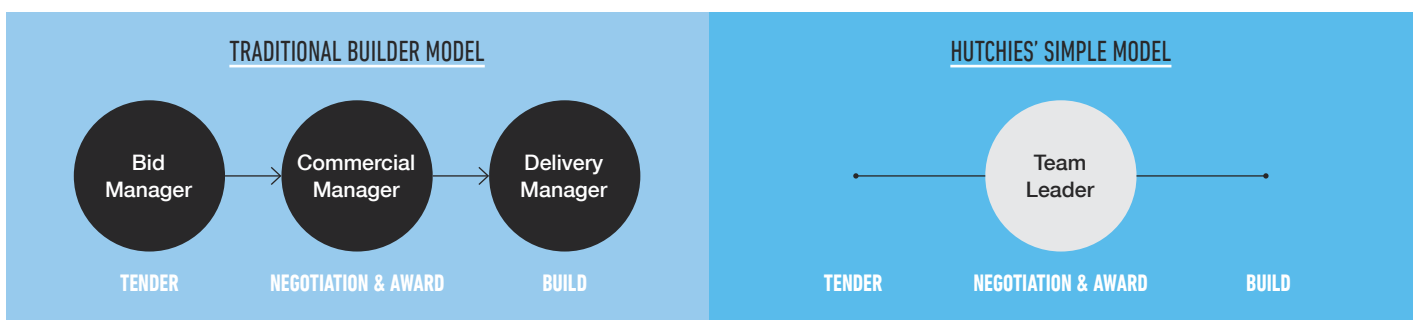
## THE DIFFERENCE

**We're not like other builders. Relationships are everything to us – whether it's with our people, our clients, or the local communities in which we live and work. Our clients tell us this is what brings them back to Hutchies time after time. They say it's because they know where they stand with Hutchies – everything is up-front and transparent.**

Our relationship focus translates to an engagement model that's unique. Rather than feeling like the responsibility for your project is being passed from one person to the next as it moves through its phases, you have the peace of mind of knowing that with Hutchies, you will deal with same person from tendering phase, through construction, and on to commissioning and handover. The person you cut the deal with is who will hand you the keys at completion.

We have our own fleet of machinery and equipment, too. This sets us apart because we can guarantee the availability, cost effectiveness and reliability of all the gear we need to deliver your job. With Hutchies you get the nimbleness, flexibility and care of the little guy, with the grunt of a top tier operator.

To us, construction is so much more than putting bricks and concrete together. We are builders of high-quality and well-designed people places. We're different because our people are invested in your success.



# THE BUILDING BLOCKS

Our construction solutions stretch the whole gamut of size and scope. Our average project value is around \$19M, but no job is too big or too small for Hutchies. And we work across lots of sectors, like: commercial and residential high-rise, health, education, retail, and aged care – just to name a few.

With teams around Australia, we always source suppliers and products that are local to our projects whenever possible. Our regional teams have the specialised local knowledge that is the difference between just putting together ‘bricks and sticks’.

We are Green Stars. We have delivered more than \$1.3B of Green Star rated buildings. One in every 12 Green Star Rated buildings in Australia has been built by us.

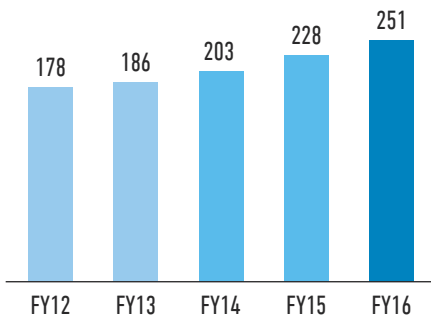
Hutchies understands that high quality doesn’t have to mean high cost. Right from the get-go, we work with our clients to make sure they are getting the best possible value, ensuring buildability without compromising quality or design.

- [Construction](#)
- [Project Finance](#)
- [Civil Works](#)
- [Cranes and Hoists](#)
- [Cost Planning](#)
- [Design & Construct](#)

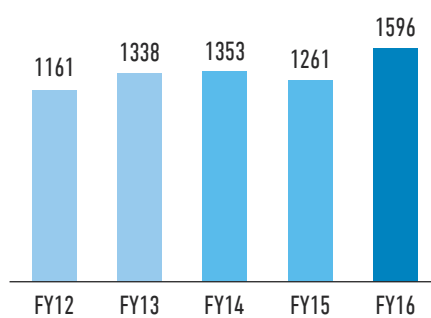
- [Quality Assurance](#)
- [Modular](#)
- [Facilities Maintenance](#)
- [Green Star](#)
- [Early Contractor Involvement](#)

## FINANCIAL STRENGTH & BROAD EXPERIENCE

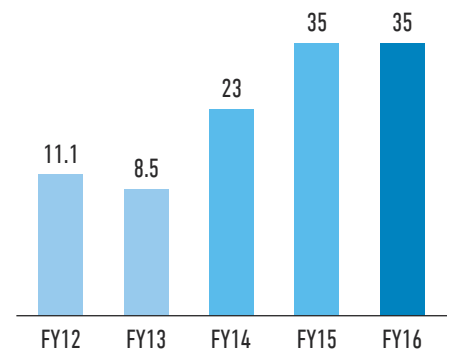
Net Tangible Assets (\$M)



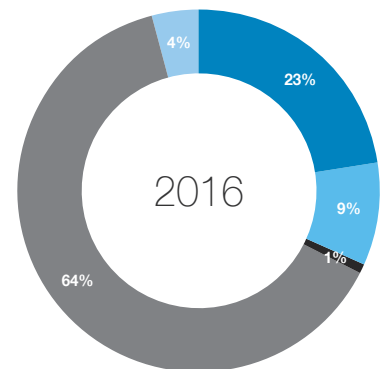
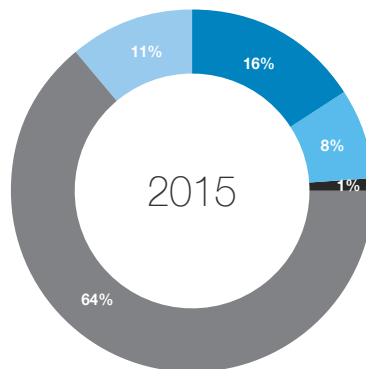
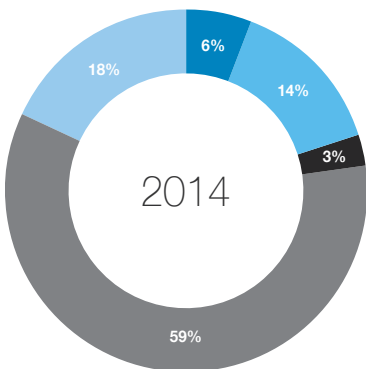
Turnover (\$M)



Net Profit Before Tax (\$M)



## Sector Breakdown



- COMMERCIAL & INDUSTRIAL
- RETAIL
- MINING & CIVIL
- RESIDENTIAL
- GOVERNMENT & PUBLIC WORKS

KEY

# LOCAL, NATIONAL BUILDER

## Regional Coverage

Specialised, mobile & transferable teams

10,000+ sub-contractor network

Capable of servicing all regions, sectors and scale of projects

Unique solution for national clients

172  
Regional Projects

800  
Regional Staff

7  
Regional Offices

## Brisbane

Hutchies' home office

Diversity to align projects with team capability and capacity

Teams catering to all sectors and scales

8  
Teams

74  
Projects Built

262  
Staff

## Sydney + NSW

Delivering projects \$10M – \$300M

Diversified capabilities flexible to cater to all sectors and scales

Specialist experience in major projects

1  
Teams

7  
Projects Built

51  
Staff

## Melbourne

Established presence with typical Hutchies capabilities

Developed experience across all sectors and project scales

Diverse and solid workbook

3  
Teams

16  
Projects Built

58  
Staff

# THE BACKBONE

With five Directors and two Non-Executive Directors, Hutchies' Board has a sensible combination of general corporate and management experience, together with building and construction industry and financial experience.



**Scott Hutchinson**  
CHAIRMAN



**Greg Quinn**  
MANAGING DIRECTOR



**Kellie Williams**  
DIRECTOR



**Owen Valmadre**  
DIRECTOR



**Russell Fryer**  
DIRECTOR

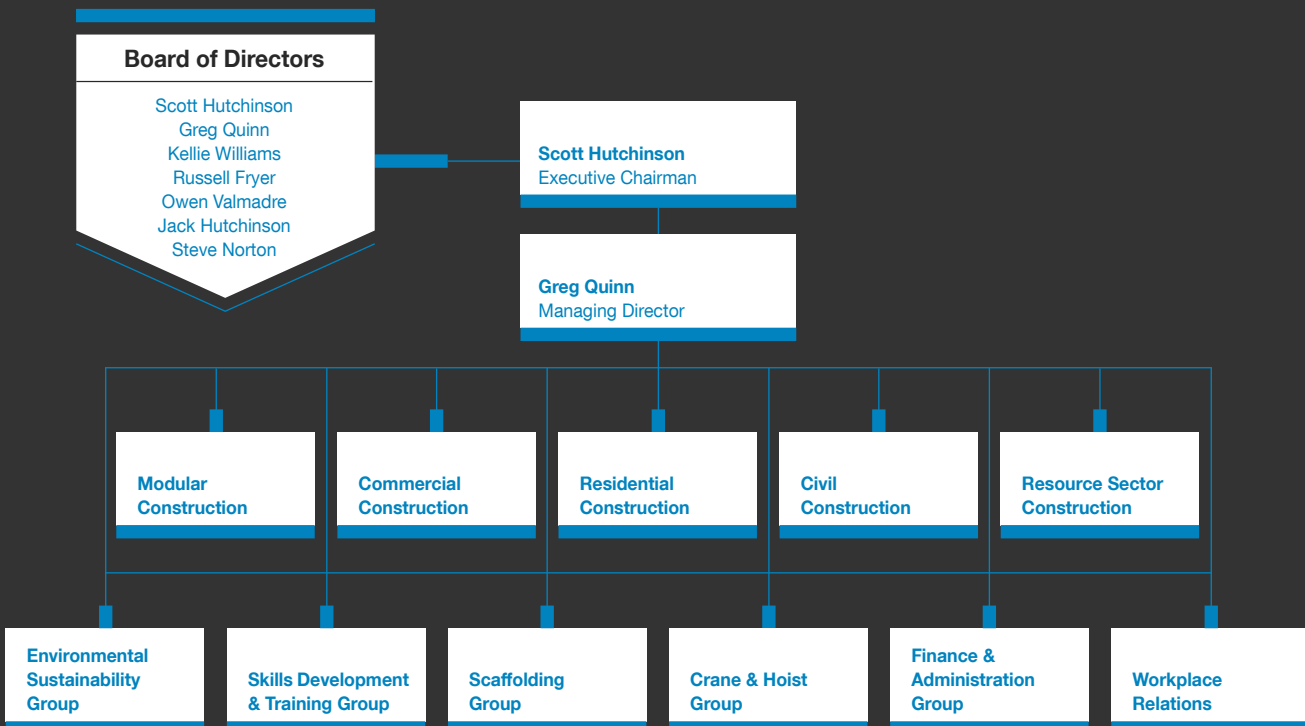


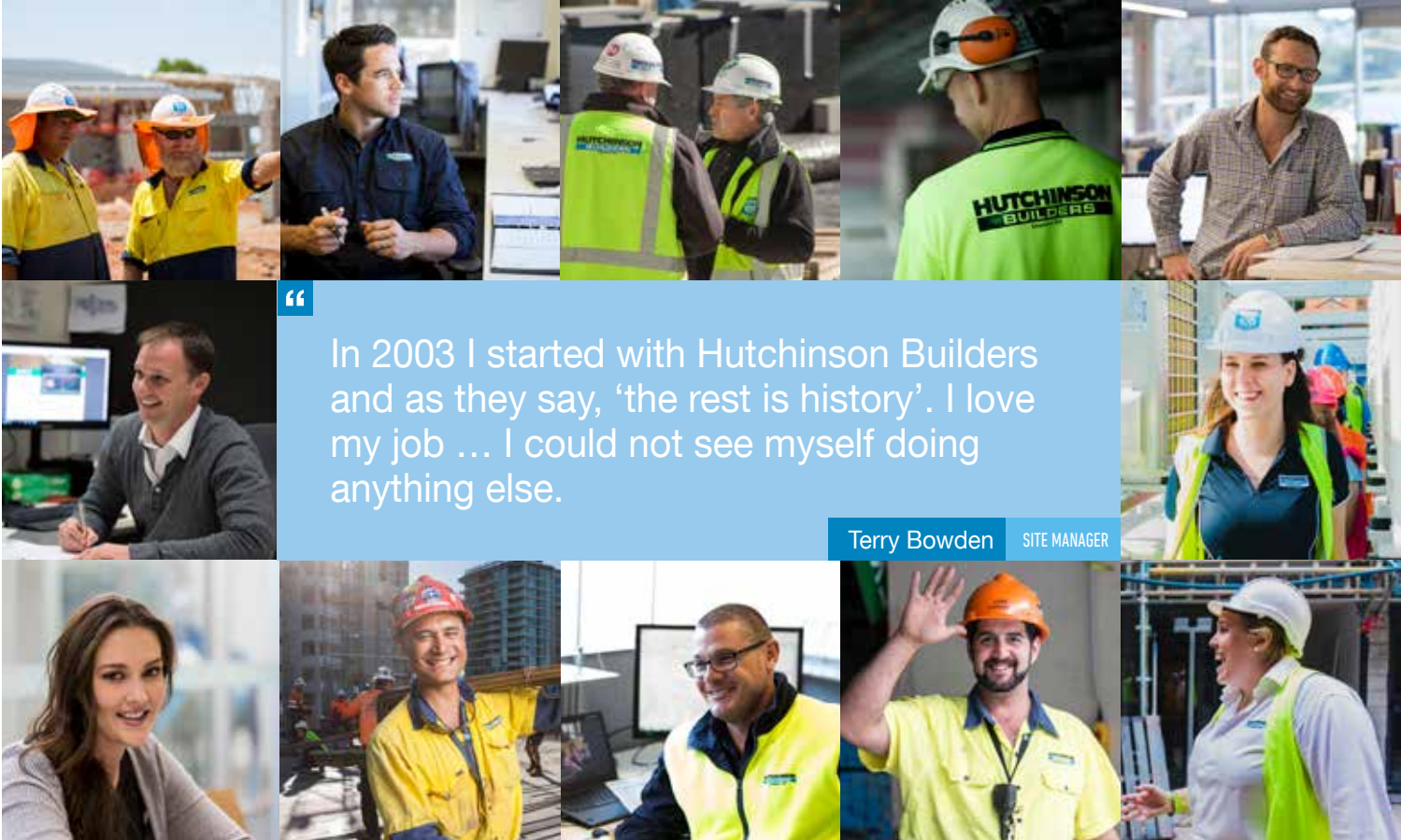
**Steve Norton**  
NON-EXECUTIVE DIRECTOR



**Jack Hutchinson**  
NON-EXECUTIVE DIRECTOR

Our flat management structure is typical of our culture: inclusive and accessible. Each of our 22 Team Leaders reports directly to our Managing Director, keeping our business personal, accountable and responsive.





“

In 2003 I started with Hutchinson Builders and as they say, ‘the rest is history’. I love my job ... I could not see myself doing anything else.

Terry Bowden SITE MANAGER

# OUR PEOPLE

## HUMANS OF HUTCHIES

**There’s something about the Hutchies culture that sets us aside from other builders. We are committed to working inclusively with everyone involved with a project. We celebrate achievements together, support local communities, and believe in a ‘fair go’ for everyone.**

The average tenure of our staff is something unequalled anywhere else in the industry. On average, our people stay with us 16 years or more. This speaks volumes about the type of organisation we are – and the work that we do. You already know that continuity of personnel throughout a project has a huge impact on its success. Our ‘Hutchies Veterans’ will give you the surety of consistency and reliability over the duration of your project. The team that kicks off your project will remain on it until the end.

Sometimes things don’t go quite as planned. While we do everything in our power to anticipate and manage staff movements, there are times when unexpected changes thwart best laid plans. Our independent business unit structure means that skills are replicated across our delivery teams, so there will always be someone with the expertise to provide support and backup if things don’t go as expected.

Our people are immersed in the Hutchies culture and treat your project as if it were their own. We thrive on repeat business and the desire of our people to stay with us helps us to provide continuity and consistency in delivery from project to project.



50+

Regular annual social events



27+

Constructors of the year



66+

Hutchies’ Truth published



5,000+

Online inductions completed



“

Although I may not wear a nail belt or swing a hammer, everyone at Hutchies contributes and that makes us all builders.

Koby Eaton TEAM HSE MANAGER

### Workforce Development & Training

Our mission is to find the right person, and provide them with the right training to set them on the ultimate career trajectory. Hutchies' very own award winning training division, GCSC, has completed more than 5,000 inductions and delivers hands-on, enterprise-based learning experiences that equip participants with the most up-to-date information on equipment, policies and the latest construction techniques. Our hands-on leadership development program makes it possible to move through your entire career with us – from apprentice to team leader.

We're also proud to be building Indigenous careers in the construction industry through our Statim-Yaga employment and training program, run in partnership with the Australian Federal Government. Hutchies is strongly aligned with Aboriginal and Torres Strait Islander culture, communities, businesses and individuals. Our commitment to building relationships on the basis of hard-earned trust and respect is a big part of everything we do.

### Hutchification

There's no doubt that the Hutchies culture is unique. The company has now been led by four generations of the Hutchinson family and we've held on to the family values that make us who we are. We're all about relationships; taking care of each other; and working towards a common goal.

We work hard and we play hard. We celebrate our successes and embrace the good things in life. Around the country, we hold more than 50 social events for our staff each year and make sure that achievements do not go unrecognised.



14,000+

People work on Hutchies job sites every day



16 YRS

Average tenure of our people



4%

Target for Indigenous workforce by 2019



70+

Careers in the industry

# SUPPORTING OUR COMMUNITIES

**From humble beginnings, Hutchinson Builders has matured over its 100 year history to become a prominent corporate citizen in the Australian construction industry. We haven't lost touch with our roots, though, and we're passionate about staying connected with our communities, giving back, and doing the right thing.**

We're genuine about having a positive impact on our communities and we're committed to ensuring our business activities and, where practicable, those of our suppliers and business partners are being undertaken in a socially and environmentally responsible manner.

Over and above being a good corporate citizen in terms of business practices, Hutchies is all about people. We love to help out where we can and find joy in investing in the communities around us. Hutchies = human.

## Bravehearts

We believe in the right for all children to have a safe environment in which to flourish. Hutchinson Builders is an earnest supporter of Bravehearts' mission to educate, empower and protect Australian kids from sexual assault.

We are thrilled to be assisting Bravehearts with additions and alterations to their head office in Arundel, Queensland. The project commenced on 4 April 2016 and we have provided a range of services and support, including design, materials, equipment, and labour which will be donated or provided at reduced rates.



MORE INFO <http://bravehearts.org.au>



2015 Red Nose Day

SYDNEY TEAM



“Connectivity” by Hal Oram

FOR HUTCHIES' STATIM-YAGA INITIATIVE

## Supporting First Australians / Statim-Yaga

For more than a century we have been committed to building a dedicated, highly skilled workforce. We've always believed that our people are our greatest asset and as part of this mindset, Hutchies embraces Indigenous engagement and participation wherever possible.

We've built a reputation for the positive and collaborative way in which we conduct ourselves in the communities in which we work. Our focus when working in Aboriginal and Torres Strait Islander communities is always centered on relationships, engagement, consultation, cultural sensitivity and Indigenous workforce development. We consider ourselves to be at the forefront of providing Indigenous training and employment opportunities.

Our efforts in supporting the original owners of our land have seen Hutchies evolve from delivering just a handful of Indigenous projects to employing more than 300 Aboriginal and Torres Strait Islander people on our projects. We have invested more than \$4m directly into Indigenous businesses and communities.

Hutchinson Builders has been invited to join some of Australia's largest employers, in a partnership with the Federal Government.

The Employment Parity Initiative aims to harness the goodwill of Australia's major employers to increase Indigenous participation in the workforce. Our Indigenous program, known as Statim-Yaga (start-work), has set a bold target to assist 350 Indigenous Australians into employment in the construction industry by 2019. This includes increasing our own workforce to at least 4% represented by Aboriginal and Torres Strait Islander people. We will be working closely with our 10,000 strong subcontractor and supplier base and those who have the same passion and drive to close the gap on economic outcomes for Indigenous Australians.



17

MORE INFO <http://statim-yaga.com.au>



## Other Involvement

Each Hutchies office supports the local causes and charities that are meaningful to their teams through a range of fundraising and volunteering activities. We have support hundreds of organisations in many different ways, including:

- Red Nose Day
- Royal Flying Doctor Service
- Black Tie Charity Fundraiser
- National Association of Women in Construction
- Property Industry Foundation
- Variety Club of Australia
- Alzheimers Australia
- Starlight Foundation
- Special Olympics
- Palm Island Schools Program in conjunction with Queensland Cowboys
- Brisbane Broncos
- Townsville Cowboys
- Toowoomba NRL
- Toowoomba International Tennis
- RACQ Care Flight
- SHAKE IT UP Foundation

and many more!

# ASSURANCE & SECURITY



## Quality Assurance

**CERTIFIER**  
BSI Group ANZ  
**SYSTEM**  
ISO 9001:2008  
**CERTIFICATION NUMBER**  
FS 604329  
**EXPIRY**  
28 November 2017



ISO  
**9001:2008**  
Quality Management



## Environmental Management

**CERTIFIER**  
BSI Group ANZ  
**SYSTEM**  
ISO 14001:2004  
**CERTIFICATION NUMBER**  
EMS 604328  
**EXPIRY**  
28 November 2017



ISO  
**14001:2004**  
Environmental Management



## Work Health & Safety Management

**CERTIFIER**  
BSI Group ANZ  
**SYSTEM**  
AS/NZS 4801:2001  
**CERTIFICATION NUMBER**  
OHS 604330  
**EXPIRY**  
28 November 2017



AS/NZS  
**4801:2001**  
Occupational Health & Safety Management



## Professional Indemnity

**INSURER**  
Primary Layer /  
AAI Limited t/as Vero Insurance  
Excess Layer /  
Allianz Australia Insurance Limited  
**BROKER**  
Bellrock Construction Surety  
**NAME INSURED**  
J Hutchinson Pty Ltd trading as  
Hutchinson Builders and/or subsidiary  
and/or related corporations  
**POLICY NUMBER**  
LPP104129578  
**LIMIT OF LIABILITY**  
\$50,000,000 any one Claim  
with one reinstatement  
**GEOGRAPHICAL LIMITS**  
Anywhere in Australia



## Public Liability

**INSURER**  
XL Catlin Pty Ltd and others  
**BROKER**  
Bellrock Construction Surety  
**NAME INSURED**  
J Hutchinson Pty Ltd trading as  
Hutchinson Builders and/or subsidiary  
and/or related corporations  
**POLICY NUMBER**  
1248439 and others  
**LIMIT OF LIABILITY**  
\$250,000,000 any one Occurrence or all  
Occurrences of a series consequent on  
or attributable to one source or original  
cause and unlimited in the aggregate  
during the Period of Insurance  
**GEOGRAPHICAL LIMITS**  
Anywhere in Australia



## Workers' Compensation

**AUSTRALIAN CAPITAL TERRITORY**  
GIO General Limited  
CW007713  
**NEW SOUTH WALES**  
AAI Limited as GIO for NSW WorkCover  
EW457855157  
**NORTHERN TERRITORY**  
GIO General Limited  
NT000175  
**QUEENSLAND**  
WorkCover Queensland  
WAA850688097  
**SOUTH AUSTRALIA**  
GIO General Limited  
WC09525918  
**TASMANIA**  
GIO General Limited  
TW007180  
**VICTORIA**  
Gallagher Basset for WorkSafe Victoria  
12335925  
**WESTERN AUSTRALIA**  
Return to Work SA  
25501909

# LICENCING & REGISTRATION

## Business Registrations

AUSTRALIAN SECURITIES COMMISSION  
**J HUTCHINSON PTY LTD**

ACN 009 778 330  
 Incorporated / 02 October 1968

PRINCIPAL PLACE OF BUSINESS  
**HUTCHINSON BUILDERS**

584 Milton Road, Toowong QLD 4066  
 Australia



## Builders Licences

AUSTRALIAN CAPITAL TERRITORY  
**JOHN SCOTT HUTCHINSON**  
 No. 2009236  
 Expiry / 03 May 2018

NEW SOUTH WALES  
**J HUTCHINSON PTY LTD**  
 No. 191836C  
 Expiry / 17 February 2017

QUEENSLAND  
**J HUTCHINSON PTY LTD**  
 No. 2709  
 Expiry / 29 September 2018

SOUTH AUSTRALIA  
**J HUTCHINSON PTY LTD**  
 No. BLD 220578  
 Expiry / 27 May 2017

TASMANIA  
**JOHN SCOTT HUTCHINSON**  
 No. CC5221C  
 Expiry / 30 June 2017

VICTORIA  
**JOHN HUTCHINSON**  
 No. CB-U18197  
 Expiry / 29 June 2017

WESTERN AUSTRALIA  
**JOHN SCOTT HUTCHINSON**  
 No. 13248  
 Expiry / 30 March 2018



AUSTRALIAN GOVERNMENT  
**WORKPLACE GENDER EQUALITY COMPLIANCE**  
**J HUTCHINSON PTY LTD**  
 Issued / 21 October 2015



DEPARTMENT OF EMPLOYMENT  
 OFFICE OF THE FEDERAL SAFETY  
 COMMISSIONER  
**BUILDING AND CONSTRUCTION WHS  
 ACCREDITATION SCHEME**  
 Expiry / 19 July 2018  
 Accreditation No. 159



NATIONAL PREQUALIFICATION SYSTEM FOR  
**\$50 MILLION AND ABOVE**  
**J HUTCHINSON PTY LTD**  
 No. 2709  
 Expiry / 29 September 2018  
 Construct, Design & Construct  
 Maximum Contract Value / \$140.4  
 Million



DEPARTMENT OF EMPLOYMENT  
**NATIONAL CODE OF PRACTICE FOR THE  
 CONSTRUCTION INDUSTRY AND THE  
 AUSTRALIAN GOVERNMENT IMPLEMENTATION  
 GUIDELINES**  
 Issued / 20 July 2012



QUEENSLAND GOVERNMENT PREQUALIFICATION  
**J HUTCHINSON PTY LTD**  
 PQC No. 00171  
 PQC Rating / Level 4  
 Max Contract Value / \$2.4 Billion



BANK OF QUEENSLAND  
**BANKING INSTITUTION FOR 30+ YEARS**  
 Bank of Queensland Corporate  
 Level 6, 100 Skyring Terrace  
 Newstead QLD 4006  
[WWW.BOQ.COM.AU](http://WWW.BOQ.COM.AU)



# FEATURED PROJECTS



## Arc by Crown Group

Sydney, NSW

World renowned architect Koishi Takada has drawn his inspiration for the magnificent Arc by Crown from surrounding iconic Sydney structures like the Harbour Bridge and Sydney Opera House.

This is a unique and beautifully designed structure that, once completed, will feature distinctly in Sydney's skyline. Arc by Crown Group will include 178 stunningly appointed apartments and 86 luxury serviced apartments. The building will feature intricate face brickwork from ground level to level 9, seamlessly transitioning to an elegant hooped roof feature.

|  |  |   |  |
|--|--|---|--|
| <br>2018<br>Completed | <br>\$115M<br>Value | <br>28<br>Floors | <br>264<br>Apartments |
|--|--|---|--|

Hutchinson Builders was awarded the \$115M contract to build the iconic structure, based on our detailed and efficient program; and the strong multi-residential capability of the proposed team which had previously delivered projects like The Residence – a high quality redevelopment of the former police headquarters overlooking Sydney's Hyde Park. Hutchies' ability to provide certainty and experience around site logistics that are unusually complex as a result of the Sydney light rail works in adjacent George Street was also a key factor in our appointment.

As part of the value management process, Hutchies proposed a superior solution for the façade, utilising a full curtain wall in lieu of the documented window wall and full face brickwork on the base to upgrade the proposed precast hybrid solution. While these improvements did not deliver significant cost savings, Crown acknowledged that the quality of the alternatives will deliver considerable design and function benefits.

## Skytower

Brisbane, QLD

**Hutchies is proud to be building Brisbane's tallest residential tower. Soaring to 90 storeys above the heart of the Brisbane CBD, Skytower will deliver extraordinary luxury amidst breathtaking views.**

Despite its imposing magnitude, building Brisbane's tallest residential tower sits well within Hutchies' core capability and plays to our strengths. At its heart, Skytower is a multi-residential D&C project – work that is familiar to us in which we have demonstrated strong performance.

The tower contract award for Skytower was the culmination of a two year collaboration with developer consortium, Billbergia and AMP, during which Hutchies completed the initial car park works prior to the tendering process for the main construction works. At its peak, construction of the tower will see in excess of 250 workers on site, with fitout being performed in lower levels simultaneously with construction above, in order to optimise the finishes program and eliminate the usual delay between construction and fitout to facilitate early settlements.

With the ground work component already completed under an earlier contract and Hutchies' familiarity with the project, many of the risks normally associated with this type of project were eliminated prior to commencement. The three year construction program is due for completion in March 2019 and will be executed utilising a team of Hutchies' long standing experts and our trusted subcontractors and suppliers. This is where our decades-long alliances come to the fore. We know and trust our long-term sub-contractors; they align with our culture and expectations; and deliver quality results. They are companies and individuals we work with every day. The majority of products and materials used are also sourced locally.

Hutchies is working with highly regarded consultants like Noel Robinson Architects and Nettleontribe, as well as Bonacci and ADG structural engineers to bring the project to life. Quality partnerships together with peer reviews across all trades, will bring surety, risk minimisation and a quality outcome.

The fitout and building services include cutting edge end user technology including the installation of high speed NBN, and advanced integrated services. With 1128 one, two and three bedroom apartments and four spacious penthouses at its peak, Skytower promises great things – and Hutchinson Builders is proud to be delivering.

|  |  |   |  |
|--|--|---|--|
| <br>2019<br>Completed | <br>\$365M<br>Value | <br>90<br>Floors | <br>1,128<br>Apartments |
|--|--|---|--|

MORE INFO <http://i.hutchi.es/2dLVpBX>





## Melbourne Jet Base

Melbourne Airport, VIC

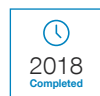
**Hutchinson Builders will shortly commence construction of the world's pre-eminent privately owned jet base in Melbourne. The facility aims to provide a superior level of luxury service for its customers, from arrival through to departure, and will also include aircraft operations and maintenance.**

Melbourne Jet Base will deliver the benefits of managing its own security, customs, and immigration process, providing discretion and security within. Whilst aircrafts are being prepared for their onward journeys, the terminal facility will provide state-of-the-art lounge and business facilities for all of its customers.

Hutchies' project team has spent significant time working alongside the client and consultant teams to develop the design which includes the following key features:

- A main hangar for up to 18 aircrafts with a clear structural span opening of 70m for aircraft access.
- Feature sculptured roof form inspired by aerodynamic concepts clean of any plant or equipment.
- Specialty hangar which will display a refurbished Douglas DC-3 aircraft and double as the facility's function space.
- Central hub which will include a basement car park and service area, customer lounge, meeting rooms, offices, catering and function facilities.
- Aircraft pavement (including taxi-way), pedestrian and vehicle pavements and soft landscaping.

The facility is expected to be operational by May 2018.







## Gateway Shopping Centre

Palmerston, NT

**Securing stage one of the \$107M 30,000m<sup>2</sup> shopping centre project in Palmerston epitomises much that Hutchinson Builders has come to represent in the industry: tenacity, collaboration, and solutions orientation.**

The project award was the culmination of a four year relationship with joint venture partners Coombes Property Group and Challenger Life Nominees. Hutchies’ proven retail capability, ability to value manage and mitigate costs, as well as our buildability solution and willingness to take on risk as part of a design and construct (D&C) approach consistently positioned Hutchies favourably against our competitors.

Hutchies’ solutions-focussed methodology has been key to achieving results throughout tendering and construction to date. With a limited presence in Darwin prior to the project, this is our flagship project in the region and we set about identifying the core skillsets essential to successful execution of the job.

The resultant project delivery team represents a cross pollination of our best people from our core teams in Queensland as well as New South Wales. We have formed something of a fusion of our capability across multiple business units in order to provide the appropriate skills and experience required by our Client. By creating the ideal team, we have been able to offer value management cost savings and , as well as optimising the project schedule to gain three months.

Hutchies’ sector experience and relationship management skill has come to the fore in working with a joint venture between a private developer and an institutional investment organisation. Collaborating with organisations from two distinct market sectors to capitalise on our strengths within one of our core segments, with our best people across all our teams is typical of Hutchies’ approach. We bring the best of everything to a project.

|  |  |   |  |
|--|--|---|--|
| <br><b>2017</b><br><small>Completed</small> | <br><b>\$107M</b><br><small>Value</small> | <br><b>60</b><br><small>Stores</small> | <br><b>30,000m<sup>2</sup></b><br><small>Built Area</small> |
|--|--|---|--|

**MORE INFO** <http://l.hutchi.es/2dSGyFJ>





|  |  |   |   |
|--|--|---|---|
| <br><b>2018</b><br><small>Completed</small> | <br><b>\$130M</b><br><small>Value</small> | <br><b>15</b><br><small>Floors</small> | <br><b>5 Star</b><br><small>Green Star</small> |
|--|--|---|---|

## Aurizon — 900 Ann Street

Fortitude Valley, QLD

**Hutchinson Builders joined with long standing partners Consolidated Properties Group in a successful tender for the iconic new home for freight company Aurizon. As part of the winning formula, Charter Hall joined the consortia as the Owner.**

The construction of the new \$130M corporate headquarters for Aurizon at 900 Ann Street in Brisbane’s Fortitude Valley is, in many ways, a natural extension of the long standing partnership between Hutchinson Builders, developer Consolidated Properties Group (CPG), and the property financier and owner Charter Hall. Aurizon is currently based in the Charter Hall owned tower at 175 Eagle Street, which CPG originally developed and Hutchies built, and which has now become CPG’s new headquarters. Hutchies also delivered the BOQ building in the Gasworks precinct at Newstead for Charter Hall. We have a solid history of consistent performance with these partners.

The 15 level A-Grade, five-star NABERS and Green Star rated building is a flagship commercial project in the Brisbane market and will include a true integrated fitout. It will be developed on a site bordered by Ann, Brooks and Church streets, alongside the existing heritage listed Holy Trinity Church. The distinctive design includes a 10 storey atrium stretching between levels 5-15, which presents unique technical requirements in terms of mechanical design, environmental impacts and operational considerations.

The building also incorporates a separate brick ‘annexe’ to the building as a sensitive visual transition between the heritage and modern structures. When completed, the building will provide 18,900m<sup>2</sup> of NLA.

Renowned Australian architect, John Wardle was selected to design the base building, with HASSELL undertaking the fitout for the anchor tenant Aurizon. Hutchies’ history with HASSELL is another long standing partnership. We have collaborated with them on a range of projects over a 20 year history, including the interior design for the recently completed BOQ building at Gasworks.





## Sullivan Nicolaides Pathology

Bowen Hills, QLD

**Sullivan Nicolaides Pathology presented some unique and technically demanding challenges with the design of its new cutting-edge Queensland hub. Hutchinson Builders has been thrilled to work alongside this leading health services provider to deliver pioneering technology in a world class laboratory.**

Sullivan Nicolaides Pathology (SNP) is one of the largest members of the Sonic Healthcare group, which is an independent, Australian owned, publicly listed company, operating in the specialities of pathology and radiology. Sullivan Nicolaides sought to consolidate its outdated Brisbane metropolitan facilities that were spread across four locations, and centralise in a purpose built, state-of-the-art headquarters in Bowen Hills that will operate 24x7.

The \$93M state-of-the-art facility will be the largest laboratory of its type in the Southern hemisphere and will provide much needed additional space for future growth.

Through our early engagement in the construction process, Hutchinson Builders identified spatial issues with the preliminary design of SNP's innovative facility. This required a complete redesign of the floor heights to accommodate reticulation of the complex services required in the building. Identifying this promptly was a fundamental success factor for this project.

The structural re-design process resulted in the development of a complete Building Information Model (BIM) that provides a comprehensive 3D representation of the entire building in its completed state. This will prove invaluable for future asset management including alterations and expansions. Through a rigorous value management process, Hutchies was able to create an overall 12% cost saving for SNP.

**MORE INFO** <http://l.hutchi.es/2dwbKYt>

|  |   |  |  |
|--|---|--|--|
| <br><b>2016</b><br><small>Completed</small> | <br><b>\$92M</b><br><small>Value</small> | <br><b>PC3</b><br><small>Laboratories</small> | <br><b>12%</b><br><small>Project Saving</small> |
|--|---|--|--|





🕒  
2016  
Completed

💰  
\$22M  
Value

🕒  
61  
Weeks to build

🏆  
3  
Awards

## Toowoomba Library

Toowoomba, QLD

**The distinctive Toowoomba Regional Council City Library has been developed as a hub to bring the community together in the heart of the city centre. The building boasts a stylish exterior, together with the function of cutting edge technology, and Hutchies is proud to have been part of creating this high quality asset that will continue to deliver value to the region for years to come.**

Developed as a three level structure, the building incorporates library, café, meeting and theatre rooms, and an immunisation clinic, together with a civic square which includes paved walkways, colonnade seating, a water feature, public artwork, and a large turfed area. Building services maximise the latest in technology and sustainability options, incorporating Dynalite lighting control, remotely accessed Nexus exit lighting and a full building management system controlling mechanical plant, security system, irrigation and other services.

There is an 80kW solar PV array along with a solar Hot water system. An extensive lightning protection system is also installed to protect the building and its services in the event of a storm.

Additionally, the building includes a syphonic downpipe system, installed due to site fall constraints. This system feeds the 50,000 litre rainwater storage which is utilised for onsite irrigation and completes the rainwater harvesting system. The 2 x bio retention basins treat all roof water quality prior to discharging into the council infrastructure.

Unique architectural features – including vertical copper panelling (with three levels of patina), vast glazing areas, a curved brick feature wall, and express joint Cemintel cladding – are the jewel in the crown of this magnificent building, ensuring its iconic status as a feature of the Toowoomba landscape.



# PROJECTS UNDER CONSTRUCTION



**Spire Apartments**  
Brisbane, QLD

**CLIENT** Consolidated Properties Group  
**COMPLETION** 2017  
**VALUE** \$82M  
**# PROJECT** 45th built for client



**Cairns Special School**  
Woree, QLD

**CLIENT** DET  
**COMPLETION** 2016  
**VALUE** \$20M  
**# PROJECT** 300th built for client



**Richmond Place**  
Richmond, VIC

**CLIENT** Citiplan  
**COMPLETION** 2017  
**VALUE** \$18M  
**# PROJECT** 2nd built for client



**Gateway Shopping Centre**  
Palmerston, NT

**CLIENT** Nesfall  
**COMPLETION** 2017  
**VALUE** \$107M  
**# PROJECT** 3rd built for client



**IVY & EVE**  
South Brisbane, QLD

**CLIENT** Kilcor & Abacus JV  
**COMPLETION** 2018  
**VALUE** \$134M  
**# PROJECT** 4th built for client



**Global Switch Data Centre**  
Ultimo, NSW

**CLIENT** Global Switch Property  
**COMPLETION** 2017  
**VALUE** \$150M  
**# PROJECT** 1st built for client



**Reading Cinemas**  
Newmarket, QLD

**CLIENT** Reading Cinemas  
**COMPLETION** 2017  
**VALUE** \$22M  
**# PROJECT** 1st built for client



**Aveo Springfield Community**  
Springfield, QLD

**CLIENT** Aveo  
**COMPLETION** 2016  
**VALUE** \$7M  
**# PROJECT** 7th built for client



**Southpoint A & C**  
South Bank, QLD

**CLIENT** Anthony John Group  
**COMPLETION** 2018  
**VALUE** \$  
**# PROJECT** 5th built for client



**Broncos Training, Administration & Community Facility**  
Red Hill, QLD

**CLIENT** Broncos Leagues Club  
**COMPLETION** 2017  
**VALUE** \$18M  
**# PROJECT** 4th built for client



**University of Wollongong Student Accommodation PPP**  
Keiraville, NSW

**CLIENT** Living & Learning Custodians  
**COMPLETION** 2018  
**VALUE** \$119M  
**# PROJECT** 1st built for client



**Legoland Discovery Centre**  
Chadstone, VIC

**CLIENT** Legoland  
**COMPLETION** 2017  
**VALUE** \$4M  
**# PROJECT** 1st built for client



**Chester & Ella**  
Newstead, QLD

**CLIENT** EC Newstead Property Group  
**COMPLETION** 2018  
**VALUE** \$108M  
**# PROJECT** 1st built for client



**Hobart Central Redevelopment**  
Hobart, TAS

**CLIENT** Kalis Property Group  
**COMPLETION** 2017  
**VALUE** \$60M  
**# PROJECT** 2nd built for client



**Walan Apartments**  
Kangaroo Point, QLD

**CLIENT** GBW Investments  
**COMPLETION** 2018  
**VALUE** \$33M  
**# PROJECT** 1st built for client



**Ruby**  
Surfers Paradise, QLD

**CLIENT** Ralan Paradise  
**COMPLETION** 2018  
**VALUE** \$88.6M  
**# PROJECT** 3rd built for client



**Youi Headquarters**  
Sippy Downs, QLD

**CLIENT** Youi  
**COMPLETION** 2018  
**VALUE** \$49.5M  
**# PROJECT** 1st built for client



**La Trobe University Expansion**  
Melbourne, VIC

**CLIENT** La Trobe University  
**COMPLETION** 2017  
**VALUE** \$7.7M  
**# PROJECT** 4th built for client

# PROJECTS RECENTLY COMPLETED



**The Clayfield**  
Albion, QLD

**CLIENT** Aveo  
**COMPLETION** 2016  
**VALUE** \$25M  
**# PROJECT** 6th built for client



**Webb Dock International Container Terminal Expansion**  
Port of Melbourne, VIC

**CLIENT** BMD & VICT JV  
**COMPLETION** 2016  
**VALUE** \$9.5M  
**# PROJECT** 5th built for client



**Myer**  
Hobart, TAS

**CLIENT** Kalis Property Group  
**COMPLETION** 2015  
**VALUE** \$32M  
**# PROJECT** 1st built for client



**Target at Orion Central**  
Springfield, QLD

**CLIENT** Target Australia  
**COMPLETION** 2015  
**VALUE** \$3M  
**# PROJECT** 10th built for client



**UTAS Student Accommodation**  
Launceston, TAS

**CLIENT** University of Tasmania  
**COMPLETION** 2015  
**VALUE** \$15M  
**# PROJECT** 3rd built for client



**Vincenia Marketplace**  
Vincenia, NSW

**CLIENT** Fabcot  
**COMPLETION** 2015  
**VALUE** \$23.5M  
**# PROJECT** 6th built for client



**Student One, 363 Adelaide Street**  
Brisbane, QLD

**CLIENT** Valparaiso Capital Partners  
**COMPLETION** 2016  
**VALUE** \$42M  
**# PROJECT** 3rd built for client



**The Summit at Discovery Point**  
Wollri Creek, NSW

**CLIENT** Australand / La Salle  
**COMPLETION** 2015  
**VALUE** \$59M  
**# PROJECT** 1st built for client



**DFO Connector 4**  
Brisbane Airport, QLD

**CLIENT** Brisbane Airport Corporation  
**COMPLETION** 2015  
**VALUE** \$29M  
**# PROJECT** 5th built for client



**The Highgate**  
Highgate Hill, QLD

**CLIENT** PointCorp  
**COMPLETION** 2016  
**VALUE** \$32M  
**# PROJECT** 1st built for client



**Rydges Hotel at RNA**  
Bowen Hills, QLD

**CLIENT** Denwol Baron  
**COMPLETION** 2016  
**VALUE** \$31M  
**# PROJECT** 1st built for client



**Moura Community Hospital**  
Moura, QLD

**CLIENT** Queensland Health  
**COMPLETION** 2015  
**VALUE** \$5M  
**# PROJECT** 49th built for client



**CSIRO Reverberation & Anechoic Chambers**  
Clayton, VIC

**CLIENT** CSIRO  
**COMPLETION** 2015  
**VALUE** \$18M  
**# PROJECT** 7th built for client



**The Pacific**  
Bondi Beach, NSW

**CLIENT** Bondi Swiss  
**COMPLETION** 2015  
**VALUE** \$112M  
**# PROJECT** 1st built for client



**Capri Hotel by Fraser**  
Brisbane, QLD

**CLIENT** Fraser Hospitality  
**COMPLETION** 2015  
**VALUE** \$44M  
**# PROJECT** 3rd built for client



**Sunshine Coast Mazda & Hyundai**  
Noosaville, QLD

**CLIENT** GP & LP Properties  
**COMPLETION** 2016  
**VALUE** \$4M  
**# PROJECT** 1st built for client



**Brisbane Boys College Middle School**  
Toowong, QLD

**CLIENT** Brisbane Boys College  
**COMPLETION** 2015  
**VALUE** \$11M  
**# PROJECT** 8th built for client



**Saint Martin Apartments**  
Brighton, VIC

**CLIENT** Citiplan Properties  
**COMPLETION** 2016  
**VALUE** \$17M  
**# PROJECT** 1st built for client

# Your truly local, national builder.

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