

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.

MORE INFO <http://hutchi.es/history>

<p>The business of J. Hutchinson Builder & Contractor is born.</p> <ul style="list-style-type: none"> • Fort Lytton • Manly Primary School • Bulimba Primary School <p>SINCE 1912</p> 	<p>The Wilderness Years – Hutchies contemplates closure in uncertain conditions.</p> <p>1950s</p> 	<p>Consolidation and coming of age</p> <p>Introduction of flat management structure</p> <p>1990s</p> 
<p>First Hutchies office opens.</p> <ul style="list-style-type: none"> • Ernest Baynes Grandstand • Ballow Chambers <p>1920s</p> 	<p>University of Gatton Campus project triggers a shake-up in the company.</p> <p>1960s</p> 	<p>Greg Quinn joins Hutchies as MD – the first non-family member to hold this position</p> <ul style="list-style-type: none"> • M on Mary <p>2000s</p> 
<p>Jack I becomes president of the Master Builders Association of Queensland. Name changes to J. Hutchinson & Sons. Recognised as Queensland's largest privately owned building company.</p> <p>1930s</p> 	<p>Return to growth.</p> <p>Discovering a niche in complex projects and remote locations</p> <ul style="list-style-type: none"> • Opening Seventeen Mile Rocks office • Archer Point Lighthouse <p>1970s</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"> • Metro Residences <p>2010s</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>1940S</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"> • New Hutchies Logo <p>1980s</p> 	<p>Onward and upward</p> <ul style="list-style-type: none"> • National Footprint • 22 Team Leaders • Brisbane Skytower <p>NOW</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.

MORE INFO <http://hutchi.es/capabilities>

\$2.5B
WORK ON HAND

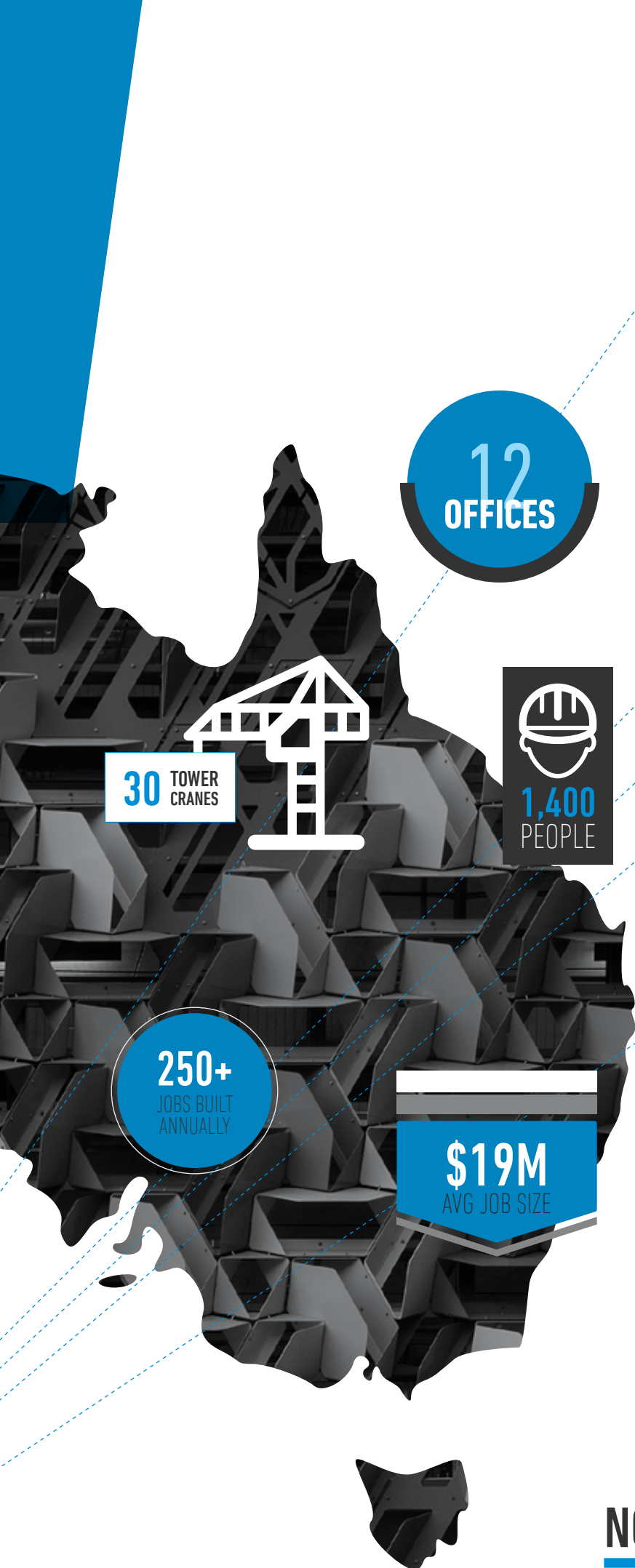
★
1 in 12
AUSTRALIAN
GREEN STAR
BUILDINGS
BUILT BY
HUTCHIES

\$251M
2016 NTA

\$1.6 BILLION
2016 REVENUE

PROFIT +\$35M

14
MONTHS
AVG
BUILD
TIME



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.

MORE INFO <http://hutchi.es/difference>

TRADITIONAL BUILDER MODEL



HUTCHIES' SIMPLE MODEL



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.

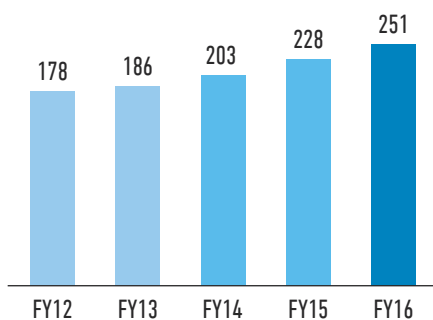
Construction
Project Finance
Civil Works
Cranes and Hoists
Cost Planning
Design & Construct

Quality Assurance
Modular
Facilities Maintenance
Green Star
Early Contractor Involvement

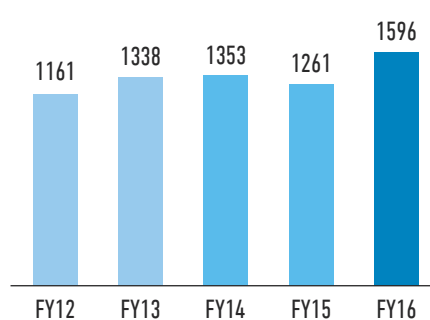
MORE INFO <http://hutchi.es/capabilities>

FINANCIAL STRENGTH & BROAD EXPERIENCE

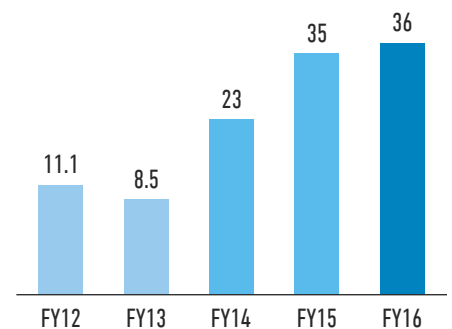
Net Tangible Assets (\$M)



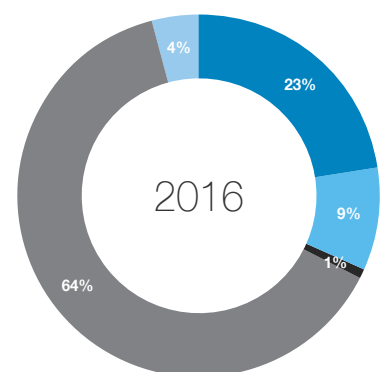
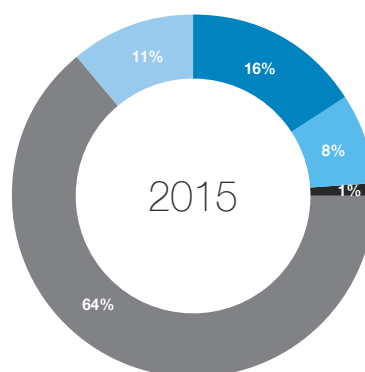
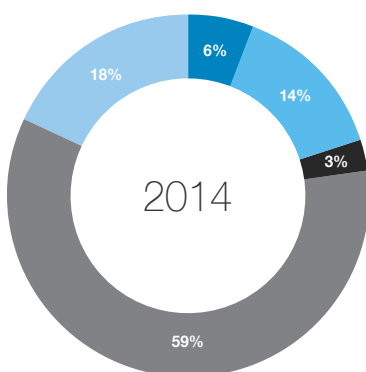
Turnover (\$M)



Net Profit Before Tax (\$M)



Sector Breakdown



COMMERCIAL & INDUSTRIAL
RESIDENTIAL

RETAIL
GOVERNMENT & PUBLIC WORKS

MINING & CIVIL

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

Melbourne

Established presence with typical Hutchies capabilities

Developed experience across all sectors and project scales

Diverse and solid workbook

1
Teams

7
Projects Built

51
Staff

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



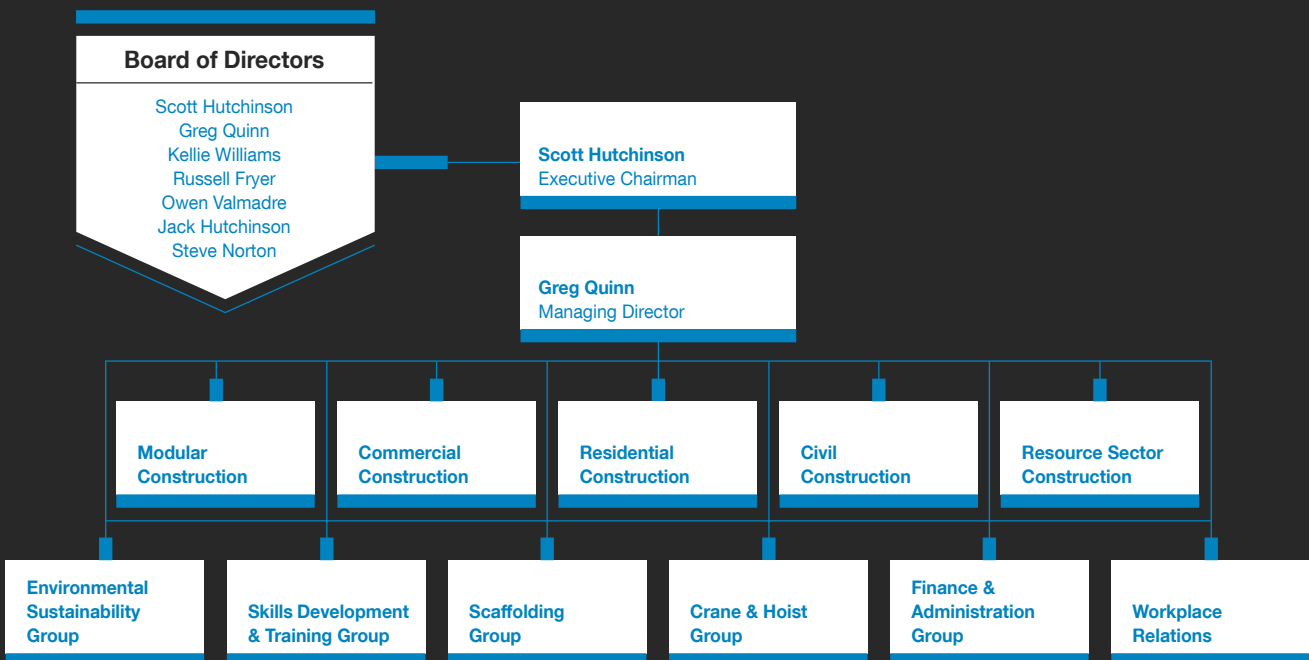
Steve Norton
NON-EXECUTIVE DIRECTOR



Jack Hutchinson
NON-EXECUTIVE DIRECTOR

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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.



MORE INFO <http://hutchi.es/people>



“

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.

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.

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.



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.

MORE INFO <http://hutchi.es/culture>



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



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.



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

MORE INFO

<http://hutchi.es/downloads>

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



Australian Government
Department of Employment
Office of the Federal Safety Commissioner

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



Australian Government
Department of Employment

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



MORE INFO

<http://hutchi.es/downloads>

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.

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.

 2018 Completed	 \$115M Value	 28 Floors	 264 Apartments
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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 Nettletontribe, 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.

 2019 Completed	 \$365M Value	 90 Floors	 1,128 Apartments
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MORE INFO

<http://l.hutchi.es/2eYMbRT>



Melbourne Jet Base

Melbourne Airport, VIC

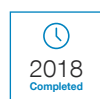
Hutchinson Builders will shortly commence construction of the world's pre-eminent privately owned jet base in Melbourne. The facility aims to provide a superior level of luxury service for its customers, from arrival through to departure, and will also include aircraft operations and maintenance.

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.



MORE INFO <http://l.hutchi.es/2f2whWD>





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Gateway Shopping Centre

Palmerston, NT

Securing stage one of the \$107M 30,000m² 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.

			
2017 Completed	\$107M Value	60 Stores	30,000m ² Built Area

MORE INFO <http://l.hutchi.es/2f2vXXZ>





2018
Completed

\$130M
Value

15
Floors

5 Star
Green Star

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.

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

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 18,900m² 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/2eVbj9l>

 <p>2016 Completed</p>	 <p>\$92M Value</p>	 <p>PC3 Laboratories</p>	 <p>12% Project Saving</p>
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MORE INFO

<http://l.hutchi.es/2f2wiKf>

2016
Completed

\$22M
Value

61
Weeks to build

3
Awards

Toowoomba Library

Toowoomba, QLD

The distinctive Toowoomba Regional Council City Library was developed as a community hub in the heart of the city centre. It boasts a stylish exterior, with the function of cutting edge technology. We are proud to have been part of creating this high quality asset that will deliver value to the region for years to come.

While its unique design and complex building services are significant, the library attracted some media attention when Hutchies discovered that the copper cladding supplied for the project – a key piece of the design – was not compliant with Australian fire rating standards. To ensure the cladding satisfied fire protection regulation, Hutchies modified the installation to ensure the copper did not come into contact with dissimilar metals. This required meticulous manual handling and sealing at the correct stage of Patina. Even with undertaking this time consuming remedial work, Hutchies was still able to meet the target completion date.

The three level 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, 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 as well as a solar hot water system and an extensive lightning protection system to maintain the integrity of the building services in the event of a storm.

Unique design features – including the 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



Vincentia Marketplace
Vincentia, NSW

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



Student One, 363 Adelaide Street
Brisbane, QLD

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



The Summit at Discovery Point
Wollongong, 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

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