

DESIGN AND CONSTRUCT CONTRACTOR: Hutchinson Builders
CONSTRUCTION VALUE: \$80 million
COMPLETION DATE: September 2014
ARCHITECT: ML Design
STRUCTURAL ENGINEER: ADG

REACHING FOR THE SKY

100 Skyring is a 23,759m², 12 level office building comprising large campus style floors of 2,200m², designed for greater connectivity. With 1,056m² of retail space, the development will bring an exciting mix of operators among nearly 20,000m² of dedicated retail space.

With work increasingly being conducted outside of traditional office hours, businesses are foregoing the conventional office for spaces that foster work and play. 100 Skyring, owned and managed by Charter Hall, is a new campus-style workspace that responds to the growing demand for buildings that encourage a greater work-life balance.

Forming part of the thriving Gasworks Newstead precinct on the fringe of Brisbane's CBD, the \$175 million, A-Grade, 12-level building will be home to the national headquarters of anchor tenant, BOQ, who will occupy 54% of the building.

Only 1.7km from the CBD, 100 Skyring is the latest addition to the Gasworks precinct, and heralds the continued evolution of Brisbane's near city office market as it attracts leading companies.

Charter Hall Regional Asset Manager Belinda Kalinin says 100 Skyring is Charter Hall's landmark project outside the Brisbane CBD, and

is recognition that businesses are seeking quality premises within the growing amenity of a fringe location.

"A positive workplace environment and design aids employee motivation and performance. 100 Skyring's 2,200m² floor plates have been orientated to maximise natural light, and allow for campus-style offices that increase interaction, efficiency and collaboration," she says.

"We anticipate the growing appeal of Gasworks as a centre for business, and as a lifestyle and entertainment destination, will also draw tenants to the building."

The flexibility of 100 Skyring's design allows anchor tenant BOQ to create a modern office environment that blends functionality with an added "Wow" factor. The internal staircase that connects each level not only provides workflow benefits, but also creates a five-floor atrium stair space capped by a "sky loft" on the top level, grounded by a landscaped deck and "garden space" on the bottom level.

"100 Skyring's design also allows for tenants on all floors to have an amazing view of the Brisbane River and CBD, thanks to an east-facing, gently-curved façade," Belinda says.

"The building has been designed to positively interact with the precinct's green space, cafés, restaurants and other amenities, creating an extension of the indoor/outdoor workspace."

Outside, 100 Skyring creates a prominent gateway to the Gasworks precinct, acting as a captivating focal point on Skyring Terrace and for people travelling on one of Brisbane's major arterial roads. It prominently fronts the striking historic Gasometer – an industrial relic that has been given a new lease of life and transformed into a green, public plaza.

A key feature of the facade is a 206m-long artwork that wraps around the two-level podium carpark. The artwork runs along three sides of the building and consists of approximately 2,000 interlocked metallic panels.



"Apart from giving the building greater texture and visual interest, these 'scales' cleverly screen the building's carpark. It's an innovative solution that delivers a stunning talking point," Belinda says.

"Renowned Brisbane artist Daniel Templeman designed the piece and drew inspiration from the illumination of the neighbouring historic Gasometer frame and city streets. It connects and contrasts the site's industrial past to the contemporary reinvigoration symbolised by 100 Skyring."

Since purchasing the site from FKP in March 2013, good planning by Charter Hall's in-house development services team and Hutchinson Builders, the appointed design and construct contractor, had helped push construction of 100 Skyring three months ahead of schedule.

"We have been able to deliver to our anchor tenant much faster than originally anticipated, which is testament to our capabilities as a property owner and manager," Belinda says.

"Our comprehensive, internal management team works closely with the tenant once they are in place. This has proven to be a strong point of difference in our service offering at both 100 Skyring and other assets we manage."

Everything from destination control systems on the lifts through to leading end-of-trip facilities have been featured in the building.

Belinda says the strategy of quality building design in a desirable location is a key factor in 100 Skyring's success.

"With few new major office buildings of this calibre planned for the Brisbane fringe in the short term, 100 Skyring offers the perfect opportunity for savvy businesses looking for a work and lifestyle location."

"With office space still available for lease on the upper floors, 100 Skyring is expected to further attract prominent tenants to the CBD fringe location that is already home to Energex, Leighton Contractors, Bechtel, Virgin Airlines, AECOM, Macquarie Bank, the Australian Agricultural Company and the Tatts Group."

For more information contact Charter Hall, phone 02 8651 9000, fax 02 9221 4655, web www.charterhall.com.au or www.100skyring.com.au

PIPING GREENER SOLUTIONS

There is a lot to consider when it comes to the design, engineering and build of a tower, particularly one with as much significance attached to it as 100 Skyring.

With the development of a new precinct around the tower itself and a range of green and environmentally initiative processes in place to ensure the project is cemented as significant in the region, Charter Hall were sure to engaged commercial contractors that had similarly high levels of quality expectation, output and experience.

In light of this, Readiplumb Services have been on the project since early in the build, providing contract plumbing and gasfitting as well as plumbing consultation and materials supply.

Nigel Read, managing director of Readiplumb Services, has been in the commercial hydraulic services industry since

1978, having incorporated Readiplumb Services in 1982.

“Since once inception we’ve seen a huge array of commercial building trends come and go,” Nigel said. “But none have had momentum the way the current green initiatives have.”

With government and industry both rallying together to produce greener buildings around Australia, it was clear from the start that best practice techniques and products were going to be needed on the 100 Skyring project.

“We have worked closely with ADG and Hutchinsons on the project as much as we’ve been undertaking the physical installation of the Hydraulic services,” Nigel said. “This is to ensure a flawless finish as the project is a long term investment for the developer – it needs to deliver for tenants year in, year out without causing unnecessary maintenance and upgrade costs.”

Although 100 Skyring has been the focus of their attention in recent times, Readiplumb Services has been working across larger scale residential, retail, government and industrial projects since inception.

“We were always well within our means on 100 Skyring and there’s nothing we’ve been unable to deliver for the client. This is largely thanks to our experience right across the large scale construction industry in Queensland,” Nigel said. “We are a family owned business so we work cohesively to achieve the design, estimating, project management and delivery objectives of any client,” Nigel said.

For more information contact Readiplumb Services, 60 Boyland Avenue, Coopers Plains QLD, phone 07 3274 6021, website www.readiplumb.com.au



LIGHTING THE SKYRING

100 Skyring is a significant leap forward for the Greater Brisbane community, and for Queensland in general.

Its design, construction and finishes are all the most technologically advanced available today, and as such, the contractors appointed to the project needed to share the same level of enthusiasm and excellence as Hutchinson Builders does.

In Light of this, Brisbane based S.D.F Electrical were appointed to design and construct the electrical requirements for the building.

Having been established in the Queensland industry for over 21 years, Steve Flanagan and his team are no strangers to commercial projects. Having now completed eight large scale Green Star and NABERS rated A grade office buildings,

they understood the complex needs of the team at 100 Skyring.

“Quality and the most energy efficient technologies were certainly two driving factors around the job,” Steve said.

Having been involved in the project since early 2013, S.D.F Electrical have become integral in the rollout.

“We’ve been on site for some time now, and plan to be for some time into the future,” Steve said. “Every job we undertake must be managed carefully to ensure a quality finish and full compliance with the clients expectations. The Electrical Services Design has had a strong focus on Energy efficiency in order to achieve a five Star Green Star rating and 4.5 Star NABERS rating. Providing the building with 100% standby generator capacity has also been a

stand out feature of the electrical services contract, which consisted of four 900kVa roof mounted generators, a 10,000L in-ground diesel fuel tank and a sophisticated control system,” Steve said.

S.D.F Electrical has an extremely broad service offering that includes design, automation systems, electrical contracting, solar work, switchboards, voice and data and security, all under the one roof.

“We find customers are focussed on procurement efficiencies, and we’re generally able to offer them by bundling multiple services within the one company,” Steve said.

For information contact SDF Electrical, 163 Jackson Road, Sunnybank Hills QLD 4109, phone 07 3345 6566, email sdf@sdf.net.au, website, www.sdf.net.au