

BUILDING RELATIONSHIPS

Established in 1998 the ten year old Built Holdings Pty Ltd has an outstanding track record as one of Australia's most progressive construction refurbishment & fit out companies. Built specialises in developing assets for professional and high end private property owners, institutional investors and end users. This privately owned company has grown to become a key participant in the major commercial property markets along Australia's eastern seaboard. With over 260 staff in three state offices and a project capacity extending over \$100m, Built is an industry success story.

This record of achievements and proven capability assisted Built in winning the \$7.5m Holiday Inn project at Darling Harbour. The project involved design & construct refurbishment works to an existing hotel, which was to remain fully operational during the construction period. Works included the construction of a new light weight steel & timber structure to create 42 new hotel rooms, and the upgrading of an existing mechanical plant.

The seismic upgrade of the existing heritage building required the combination of carbon fibre, to strengthen existing concrete beams above and below, and new structural steel members. These works were required to be staged throughout an occupied hotel on a level by level basis. The structure upgrade of the existing heritage building, required strengthening of the existing foundations due to the additional loads. Micro piling was used to strengthen existing pile caps. This again involved working in occupied areas of the building including the main restaurant and an Energy Australia High Voltage Sub-Station. Pile Caps and columns were also strengthened using a combination of concrete and structural steel.

The existing cooling tower, Pumps and Chillers operating the entire hotel were replaced for the major plant upgrade. This work was staged so the ongoing operation of the hotel was unaffected. It included the installation of cooling towers in a temporary location to ensure cooling was available at all times. The existing heritage façade was refurbished in several places as part of an ongoing maintenance strategy required by the owners and the City of Sydney Council.

Starting from the existing Level 8, transfer beams were installed to support loads on the floor above. Service risers were also altered to accommodate the new layout on the new floors above. Rooms which were not being used for site accommodation were handed back for occupation as soon as the works were complete.

On Level 9 the roof concrete was retained and leveled, and the existing northern fire stair and stair pressurisation room were extended to the new roof level.

Level 10 and 11 and the roof were constructed in a combination of structural steel and steel/timber composite (TEC beams). This bespoke combination of Steel & Timber enabled construction of the extension over three floors rather than two ensuring the financial viability of the project.

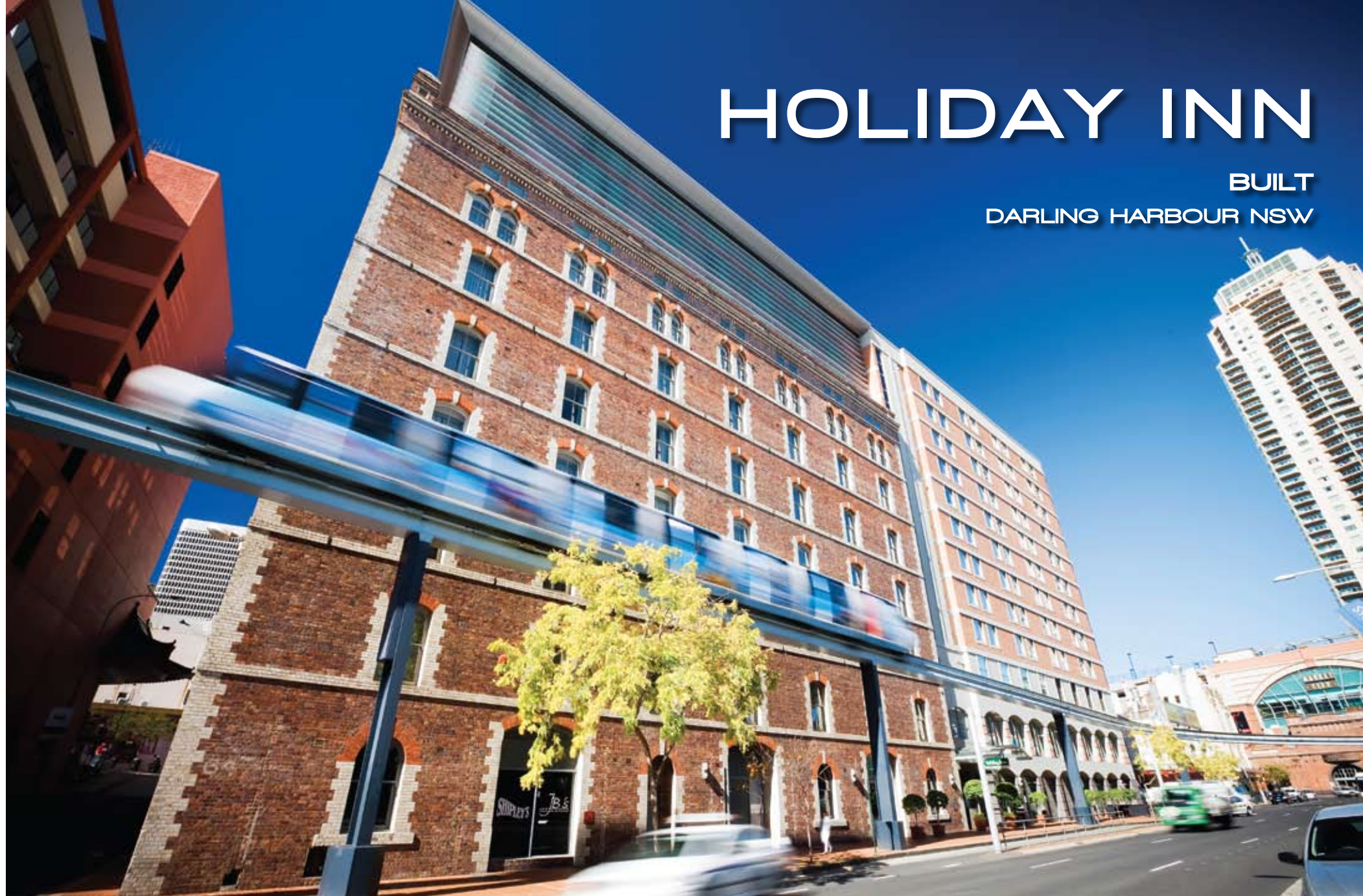
The Façade was curtain wall with a combination of Apolic Panels and Glazing. Feature 'Red' Panels and 'Green' performance glass were selected in consultation with Heritage Architects and City of Sydney Council to reflect the surrounding area of China Town and the Chinese Gardens opposite.

Built's high calibre team lived up to it's reputation for sophisticated project management and fulfillment processes that deliver quality, cutting edge finish & design. Their uncompromising focus on project excellence enables them to provide a high level of satisfaction for the client.

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HOLIDAY INN

BUILT
DARLING HARBOUR NSW





QUANTITY SURVEYING ON A QUALITY SCALE

WT Partnership is a pre-eminent construction industry consultancy operating in many areas of construction around the globe. They provide cost management consultancy to some of the world's largest companies in Asia, Europe, Australia and New Zealand. The company has been supplying their services to the industry since 1949 and during this time they have established a reputation of excellence, service, reliability and quality. WT Partnership seeks a simple vision, that is – the delivery of 'best practice' services to assist and protect the financial interests of their clients through every stage of the construction process. Naturally with nearly sixty years of experience the company has become quite adept at achieving this aim.

One of the features of the Holiday Inn Project from a construction perspective was the necessity of maintaining a working hotel. Additional complexities included the combination of earthquake strengthening and building code upgrades. For the project Quantity Surveyors, WT Partnership, these

issues presented an interesting set of challenges to include in the brief for the development.

WT Partnership has been involved with the Holiday Inn Project since the initial conceptual stage and during this time they have provided preliminary budget estimation and cost planning, evaluation, recommendation and negotiation regarding tenders received, and assessment and certification of progress claims and variations during construction.

In their capacity as a cost management consultancy WT Partnership has been involved with a number of similar projects including the Stamford Hotel, Sydney Hilton, Sheraton Hotel, Quest Hotels and Aloft Hotel. Valuable experience gained with this style of hotel development has ensured that the Holiday Inn Project has received commercially astute, reliable and sound advice. WT Partnership is confident of their ability to communicate and protect the financial interests of its clients – the success of the Holiday Inn Project indicates this belief is well founded.

Naturally, the company is delighted to have been involved in a landmark project that not only provides an expanded hotel, but also adds to the revitalisation of the Darling Harbour precinct.

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ABOVE AND BEYOND

Tropman & Tropman Architects, established in 1983, is an award winning practice involved in public and private sector projects in Australia and overseas. Based in Sydney, the firm is recognised as providing excellence in contemporary architecture and conservation architecture, landscape architecture, urban planning and exhibition design.

Tropman & Tropman Architects were the architects and heritage architects responsible for the design, documentation and administration for the Darling Harbour Holiday Inn project. A substantial 42 room, three storey roof addition was constructed on the former John Bridge Warehouse constructed in 1890.

The design concept developed to create a lightweight, seemingly translucent, contemporary infill atop the heritage building. The design aim to enhance the heritage facade and streetscape was achieved by providing a balanced and sympathetic form to subtly and actively contribute to the streetscape.

The authorities design and heritage controls, including the required setback to the historic facade, presented a design challenge to create functional, generous rooms whilst ensuring practical connection to the existing services and structure. Connecting the new addition to the existing upper floors of the Holiday Inn presented many complex structural and service challenges which were resolved.

The Holiday Inn project has been both exciting and challenging. Tropman & Tropman Architects have achieved an excellent outcome, designing a contemporary addition satisfying the client's expectations, design brief, budget and timeframe. Strict heritage and council requirements were met whilst respecting and reinforcing the heritage significance of the existing building and the streetscape.



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TOWERING ABOVE THE REST

Verticon Group built a special purpose gantry which straddled Factory Lane, Darling Harbour, to support their construction lift on the Holiday Inn site. The temporary construction lift, a man and materials hoist, operated from the gantry while people and traffic could proceed unimpeded along Factory Lane. This solution, to allow construction to continue without interfering with the surrounding sites, is typical of Verticon's practical solutions approach to projects.

Verticon Group was formed in 2004 to provide specialised construction services and equipment hire to the building and construction industries for projects in the high-rise, large commercial, residential and engineering sectors. It is the largest tower crane operator in Australia with over 100 cranes and 60 hoists.

The Holiday Inn, Darling Harbour, was a \$7.5 million refurbishment and extension project which capitalised on Verticon's strong safety record and consistent level of operation. With over 300 employees Australia wide, offices in Port Melbourne in Victoria, Sydney and Brisbane and a new office on the Gold Coast, Verticon is getting Australia high.

Verticon employed the services of a qualified engineer but used its own rigging team to install the 30m high man and materials hoist over Factory Lane. "Our maintenance department serviced and maintained the hoist for the five and a half months it was up," said Graham Hadley, National Manager Hoists.

In November 2007 the NSW branch of Verticon underwent restructuring and as a result the company is run by two state managers: Jason Hotop has been with Verticon since 2004 and is State Manager, Crane and Safety Divisions; and Mark Hardie who was the State Manager of Coates Conrent and is now Hoist and Admin State Manager.

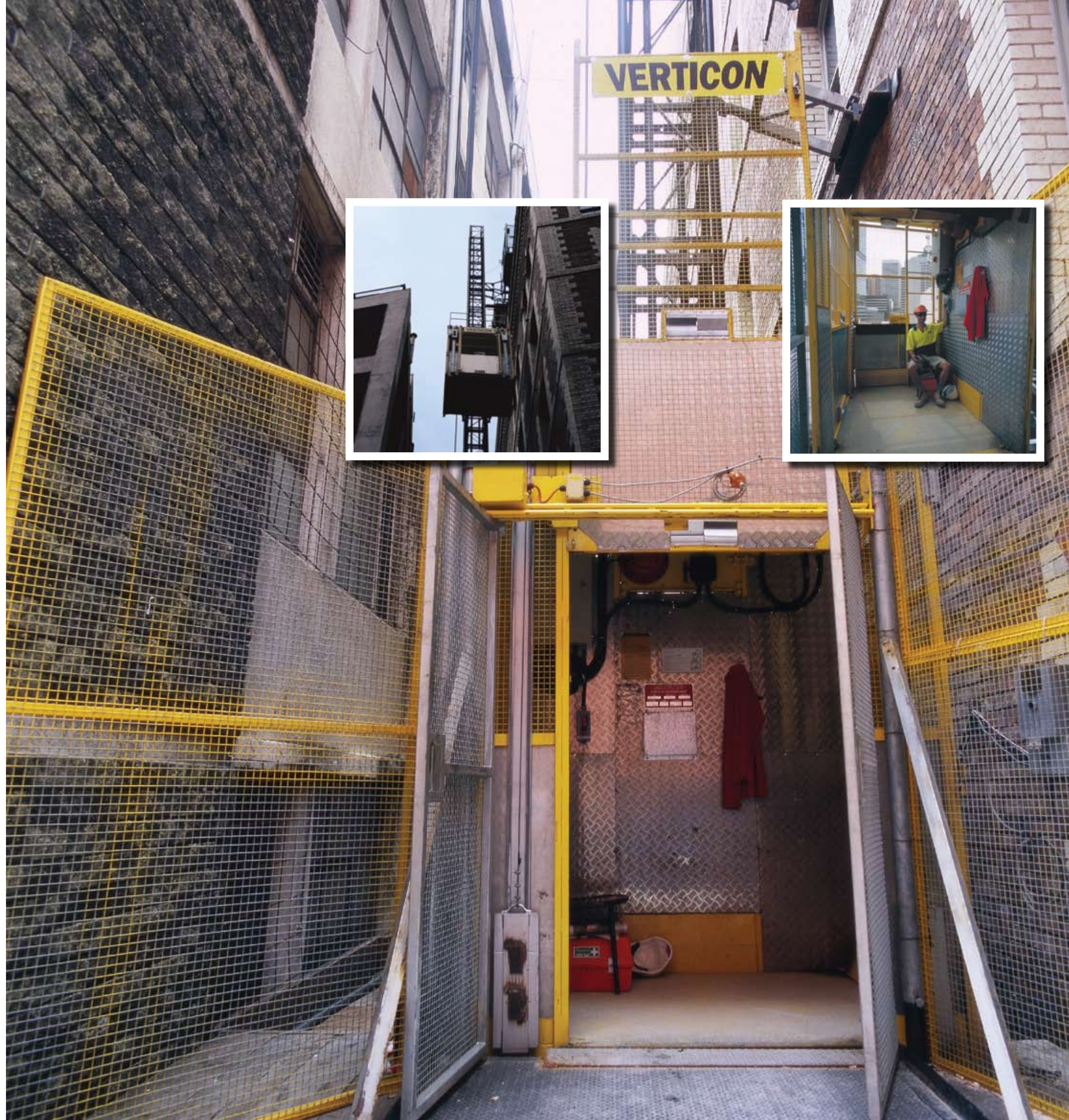
Verticon has committed to import over 40 new cranes and 90 new hoists over the next two years to satisfy demand. These units are from various manufacturers and represent the latest technological advances in both the crane and hoist industries. This deal represents the single, largest commitment of any hire company to bring new tower cranes and hoists to Australia.

The first shipment of equipment is due to arrive in May 2008 and is a major step forward for Verticon as the new generation towers and hoists are safer, smarter and more efficient than those they are replacing.

Building and construction projects on the Gold Coast have created a high demand for construction support. To satisfy that demand Verticon is opening a new site at Sumner Park in Brisbane. The consolidation of four existing storage yards into one enormous 20,000 square metre yard with 3,400 square metres of office, maintenance and paint shops allows improved efficiency and service for Verticon's clients.

In NSW, Verticon cranes and hoists are being used on new projects for Meriton: ACI Stages 9 & 10 and The Peninsula at Rhodes; for Lipman Constructions on the Illawarra Catholic Club at Hurstville and for Abigroup's International Airport car park.

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SAFE SCAFFOLDING SOLUTIONS

Erect Safe Scaffolding (Australia) Pty Ltd is a wholly Australian owned and operated company, which has established itself as a leader in the supply of scaffold equipment to the building and construction industry. It's close relationship with a labour hire company of many years has earned it a deservedly high reputation for reliable and quality service in the erection and dismantling of scaffolding at cost effective rates.

The company maintains a large stock of scaffold equipment, conveniently located to the CBD and surrounding areas. It's highly experienced technical staff and dedicated team is capable of designing and supplying scaffold to projects ranging from small to large scale. Erect Safe employs site supervisors of many years experience to visit project sites and ensure all work safety codes

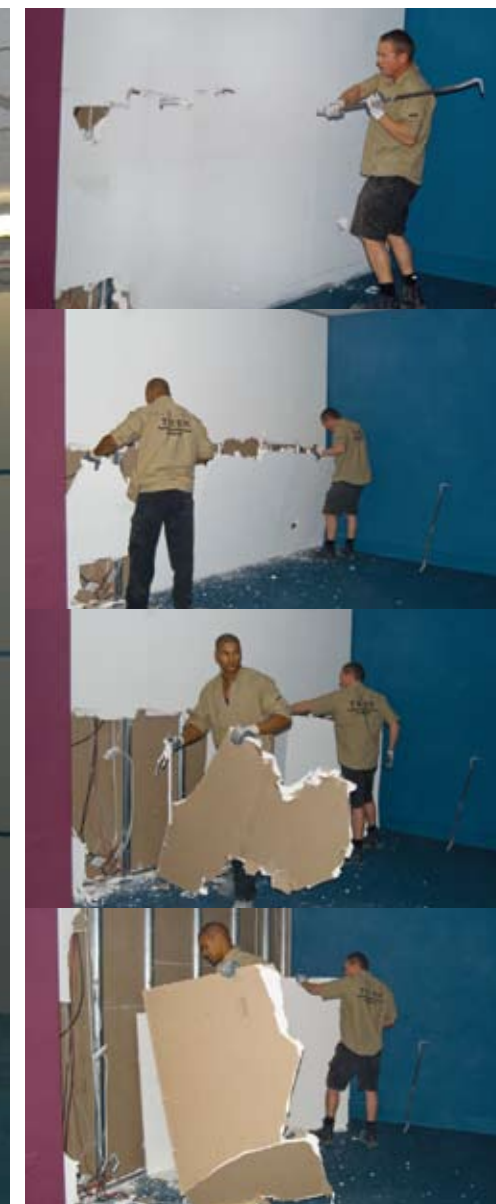
and standards are adhered to, and to ensure the smooth running of the job in hand. In addition to the provision of stock control programs that itemise all transactions, Erect Safe provides drawings, prices and quality lists at a fraction of the time it would take for such procedures to be taken to deliver materials to site and cutting down labour costs due to time lost.

Projects in which Erect Safe has been involved include, Broadway Shopping Centre, Kens Project, Balmain Cove, Walsh Bay, Art Gallery NSW and the Holiday Inn Project. Erect Safe has worked in conjunction with some of the major names in the building and construction industry, including Bovis and St Hilliers.

During the past decade Erect Safe Scaffolding Pty Ltd has worked with over 150 clients over

the years. The company offers firm lump sum prices for projects, including hire, transport and labour. Erect Safe takes pride in the depth of knowledge of it's administrative and technical staff who have over one hundred years of industry knowledge and experience, and continues to secure projects through the excellent relationship formed between it's staff and clients.

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A PEACEFUL DEMOLITION

Tycen Demolition is a demolition and labour hire company established by owner and operator Aisake Misa three years ago in the southern Sydney suburb of Menai. Mr Misa's family-owned company is named after his three year old son, Tycen. In keeping with its core family values, there are only seven full time employees. But when a contract requires more workers, Tycen Demolition is able to supply them.

Tycen Demolition is an internal strip out specialist operating mainly in the Sydney City Central Business District. When Built needed to strip out several floors of the Holiday Inn in preparation for the hotel's extension and refurbishment, they called on Tycen Demolition.

Demolition is inherently a noisy business. Tycen Demolition relies on jackhammers and concrete cutters to get through the toughest stuff. And hotels are places which require peace and calm for the comfort of their guests. With Holiday Inn continuing to operate throughout its extension and refurbishment, the firms and contractors employed to work on the site had to be considerate and thoughtful of the hotel's prime consideration, guest's comfort. Tycen Demolition thoroughly fulfilled their brief. Communication between the builder Built, the hotel and Tycen Demolition ensured as little noise and discomfort to guests as possible. Tycen Demolition was flexible in completing the job in stages, allowing rebuilding and refurbishment work to proceed in stages.

Tycen Demolition can strip out anything from the smallest shop front to a 14-storey building requiring over 30 workers. All the demolished materials are separated on site in preparation for recycling and removal. All steel and aluminium waste is recycled as an environmentally friendly demolition works out cheaper for both them and their clients.

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CLEAN AND CLEAR

The Holiday Inn Darling Harbour emanates a quiet charm, built as it is within a heritage listed former wool store. The three-storey extension has expanded the hotel's room capacity by 46 rooms to 304 rooms and 14 suites.

Reece Projects supplied the Holiday Inn Hotel, Darling Harbour, with bathroom fittings for the 40 plus new bathrooms in the hotel's extension.

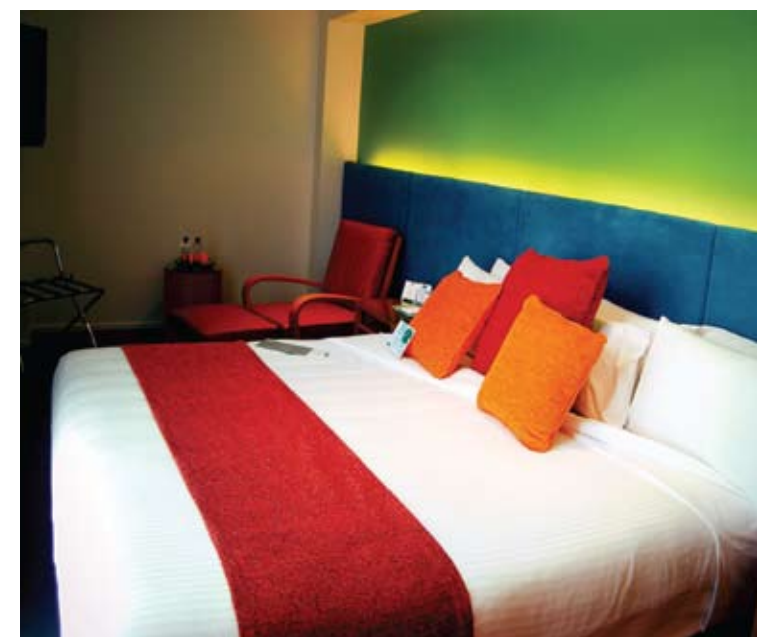
With the hotel's heritage listing and desirable location, the owners wanted high quality finishes and Reece Projects delivered with the Mizu 1,500 mixer, the Solus bath/basin outlet, the Imagine by Ideal Standard toilet suite and a Dura bath.

The designers wanted a stylish and elegant, clean, clear look in the bathrooms with hygiene, ease of cleaning and maintenance and reduced water consumption as priorities.

The basins have a clear deck with no clutter: taps, spouts or mixers do not intrude on the basin surface. A wall mounted Mizu 1,500 mixer and solus bath/basin outlet means that basin surfaces stay clean and dry. The close coupled toilet suite with its soft close lid includes Family Health Anti-Bacterial Technology which is a patented chemical coating which kills E.coli and staphylococcus bacteria on contact and remains effective throughout the toilets life, supplying enhanced hygiene levels. All have a 4 star WELS accreditation using only 4.5 litres of water on a full flush and 3 litres on a half and all mixers have a 4 star rating.

Reece Projects is a major public company and Australia's most successful supplier of plumbing and bathroom products with over 360 stores, 3,500 staff and thousands of products. It began with founder Harold Joseph Reece selling hardware in Victoria from the back of a truck in 1919. Now a nation wide company dedicated to providing a huge range of Australian and international bathroom products and brands to plumbers and with over 260 showrooms for retail customers. With increased specialisation in the plumbing business, Reece has expanded into air conditioning with HVAC-R, irrigation and civil, industrial and Reece Projects.

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REST ASSURED

Joinery specialist Easy Rest Interior was established 23 years ago by founder and managing director Hashem Mahmoud to specialise in architecturally detailed joinery for all facets of the construction and fitout industry. The Holiday Inn hotel at Darling Harbour joins an impressive list of clients which includes universities, court houses, law firms, libraries and science laboratories.

Rest Interior is a strong, well-established and well-run family firm which provides joinery work across the design and style spectrum, from wood-panelled court houses to lean and clean bank branches and luxurious hotel fitouts.

The Holiday Inn project called for Rest Interior to manufacture and install joinery for every room in the hotel. Benches, cabinets, bar units, vanities and bed heads were manufactured at Rest Interior's 7,000 square metre manufacturing plant in Bankstown and installed throughout the hotel by Rest Interior installation specialists.

Since its foundation in 1985, Rest Interior has become one of Australia's premier joinery companies, completing high quality fitouts for commercial, legal and academic clients. Their highly-proven management skills, combined with a massive 7,000 square metre manufacturing plant, allows them to use the latest computer-controlled machinery. This machinery includes self loading beamsaws, two CNC machines and an edgebander, all networked and supervised through office management which ensures that production time is minimised without compromising on quality.

A fully ducted spray booth with baking capability means a mirror finish polyurethane surface on every piece and blemish free clears and colourbacking to glass panels are perfected in their quality controlled paint section.

Rest Interior services include all joinery works, cabinetry, wall and ceiling panelling, feature and acoustic panels, work stations, racking and display systems, polyurethane and

powdercoated finishes, stainless steel and stone works and subcontractor management.

Rest Interior's ethos, that the project is paramount, and management's combined experience of over 75 years, provides solutions and options to meet any challenge. The dedicated staff and resource availability ensures that projects are delivered on time, within budget and to the highest degree of quality.



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