



CHARTER HALL GROUP
BRISBANE QLD

NORTHBANK PLAZA

REJUVENATING PRECINCT

Charter Hall's Northbank Plaza project is an integral component in the regeneration of the Northbank precinct and is part of one of Brisbane's greatest CBD riverfront areas.

The Charter Hall Group is a property investment, development and funds management company based in Sydney with offices in Melbourne, Brisbane, Perth, Adelaide and Auckland. Established in 1991 and listed on the ASX, the Group has over \$3.9 billion in funds under management, invested across a range of specialist unlisted property funds.

Northbank Plaza is situated at 69 Ann Street, in the heart of Brisbane's CBD, and is positioned to capitalise on Brisbane City Council's Master Plan initiatives, such as the King George Square upgrade and the new Adelaide Street bridge. Prior to the redevelopment upgrade, the building was known as the Brisbane Administration Centre. The recently refurbished and repositioned building comprises over

26,000m² over 22 levels of commercial A-grade office space with the ground floor consisting of retail and a modern commercial lobby space that includes a reception, lounge area and lobby café.

Brisbane based architects Cottee Parker were appointed to undertake the architectural design of Northbank Plaza. The scope of work for the refurbishment included major upgrades to the base building services, new finishes on the office levels including carpeting, ceilings, lighting and amenities, plus the newly configured ground floor lobby and improved retail space. With the redevelopment of Northbank Plaza, its retail space has also been increased from its previous design to accommodate the needs of the surrounding business community.

Designed to achieve a 4 star NABERS rating, Northbank Plaza offers extensive river, mountain and CBD views. Charter Hall's refurbishment of Northbank Plaza commenced in February 2007 and reached Practical Completion in April 2008.

As David Southon, Charter Hall's Joint Managing Director explains, "Northbank Plaza's excellent location provides businesses with unparalleled exposure to the newly redeveloped precinct."

In addition, Northbank Plaza will be integrated with the adjoining 275 George Street, a 30 level, 40,000m² office building offering podium retail and a shared basement providing parking for 400 cars. Award winning architectural firm Crone Partners were responsible for the concept and design development of the new George Street building. 275 George Street is due for completion mid 2009, and will become Telstra's new Queensland headquarters.

Some of the other commercial projects the Group is currently working on include 40 Creek Street, Brisbane; ONE30 Stirling Street, Perth; and Alluvion, 58 Mounts Bay Road, Perth.

Along with Charter Hall's solid track record in delivering 'A-grade' commercial buildings for pre-committed tenants, they have also demonstrated the ability to provide a strong return on equity for their shareholders. This success has been underpinned by Charter Hall's innovative and highly experienced management team, which

has enabled the Group to source, develop and effectively manage its funds and development portfolios. Charter Hall has earned a strong reputation for innovation and high performance in property investment and managing external equity.

The Charter Hall Group believes that in order to outperform its peers it must manage its portfolios more actively, continue to source acquisitions off-market through its strong relationships with development companies and large corporations across the country, and leverage off its depth of experience in implementing innovative property transactions and projects to enhance returns for investors.

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INNOVATIVE FRAMELESS GLASS

Queensland Glass is one of Australia's leading suppliers of glazing, aluminium and decorative window treatment services to the commercial, industrial and residential sectors. Their portfolio encompasses a wide range of projects from shop and office fit outs, through foyer refurbishments, to specialist architectural solutions. With a track record of successfully meeting deadlines and exceeding customer expectations, Queensland Glass have developed a strong brand name and reputation, and are now recognised as the glass solutions provider of choice for many interior firms, as well as builders and project managers in the Queensland market.

Since commencing business in 1992 they have become one of Queensland's premier suppliers of glazing, aluminium and decorative window treatment services. Since this time they have established an excellent reputation as a fabricator of high quality products, as well as a provider of innovative solutions. This is evidenced by the quality of its products and services through working with some of Australia's largest private and public sector organizations, including Government departments such as Dept. of Child Service, Dept of Defence and the ATO; professional services firms KPMG, PriceWaterhouseCoopers and Deloitte; large financial institutions, including ANZ, Suncorp, Commonwealth Bank and Bendigo Bank; large mining organizations Rio Tinto and BHP Billiton; major law firms Clayton Utz, Freehills, Corrs Westgarth Chambers, Gadens and McCullough Robertson; publicly listed building companies including Bovis Lend Lease, Leightons and Watpac; and major BRW Top 500 Private (Building) Companies including Built, Hutchinson Builders, ISIS, Matrix, Schiavello and Walton Construction.

Queensland Glass has the capacity to deliver quality glazed solutions for a variety of commercial applications, both exterior and interior. Some of the recent projects have included the Precinct in South Brisbane, QIC Fit-out and Q Super Fit-out at CP3 Collections House, Fit-out and CMC Fit-out at the 6 Star Green rated project in Green Square, Fortitude Valley.

On the Northbank Plaza, which employed 60 people, with Steve North being Project Manager, Queensland Glass supplied and installed various window and glass solutions that included the toughened laminated



seraphic glass awnings, aluminium framed double glazed windows, frameless glazed shopfronts, aluminium framed shopfronts, and Colourback white painted glass wall panellings. Additionally, one of the more challenging aspects of the installation was the suspension of the automatic operators within the glass façades. As the design specified no steel mechanics on the frameless glass entrance doors, the automatic operator had to be fixed with patch fittings to the glass fins, while all the wiring was hidden within the silicone joins.

Queensland Glass is now focused on transferring the skills that has set it aside from its competition in the internal fit-out market to the highly competitive commercial construction sector. In addition to the Northbank Plaza project, Queensland Glass is forging a name for itself in the commercial construction market, with projects including Brunswick Street Railway Station Upgrade, DaVinci Business Park Development, Breene Place Development and various buildings within Griffith University.

The experienced team of glazing professionals combine superior workmanship with personalised service and adhere to Quality Assurance standards. Queensland Glass has the capability to deliver quality glazed solutions for a variety of applications, both exterior and interior. Regardless of your project's size or complexity, our expertise allows us to meet your objectives within time and cost parameters.

As Managing Director Nigel Mills explains, "Our commitment is to deliver results that exceed expectations, while our approach is to work with our clients to meet their objectives, through the advantage of our experienced team with their proven track record."

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CLIENT COLLABORATION

Vital to the Northbank Plaza project was the involvement of Mills Oakley Construction in the negotiation process prior to any construction work commencing. Mills Oakley is a specialist boutique construction practice operating nationally, offering legal services in relation to transaction negotiation and documentation, ongoing management post project commencement, claims management, Security of Payment legislation and dispute resolution.

Mills Oakley has been established in Sydney since 2006, which has been operating in Victoria for 140 years. With 25 employees the Northbank Plaza project was worked on by part of the Sydney Construction Team. Andrew Wallis and Rizpah Jarvis, specifically focused on drafting and negotiating the construction contract with Watpac and negotiating the construction clauses in the Agreement for Lease with Telstra.

The Telstra Agreement for Lease was negotiated just prior to the end of negotiations on the building contract and relevant “back to back” clauses had to be negotiated into the building contract. This building project was part of an overall very big deal.

Some of the other projects that Mills Oakley have worked on for Charter Hall include, the zoning of commercial and retail construction at Sydney Olympic Park, the Atrium commercial/retail construction at Pyrmont, and 275 George Street, Brisbane.

As a result of their work on Northbank Plaza, Mill’s Oakley’s Sydney Construction practice and Andrew Wallis were nominated with Sparke Helmore and Mallesons for Telstra for the “Commercial Construction and Property Development Deal of the Year 2006” in the Australian

Law Awards in respect of this signature project in Brisbane’s CBD and the major commercial tenancy deal done with Telstra.

Mills Oakley has offices in Sydney, Brisbane and Melbourne with much of the main construction expertise in Sydney, but solidly supported by specialist construction lawyers in the other offices. Their construction capability has grown since establishing the Sydney office and they are now of a size and capability to take on almost any project of any size, whilst operating on the belief that the best solutions come from working in collaboration with their clients. By developing outstanding relationships then both parties can work together to ensure the most efficient and cost effective solutions.

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RECONDITIONED WINDOW FURNISHINGS: AMAZING!

When Watpac Refurbishments commissioned Amazing Clean to recondition close to 3000 venetian blinds as part of the Northbank Plaza refurbishment, the company chose wisely! Not only did they make significant savings compared to the cost of replacing the blinds, when the refurbished 20 or so year old window furnishings were reinstalled, all 2728 blinds looked like new.

Kevin and Marlene Greer, franchisees of Amazing Clean Woolloongabba and Mt Gravatt, admit the Northbank Plaza contract was a challenge, but their seamless operations delighted the contractors.

“At every step of this seven month contract, we delivered on time and worked in seamlessly with other contractors,” Kevin says.

The blind reconditioning posed a logistical challenge few other contractors could have managed.

“Each of the 2728 blinds had to be dismantled, cleaned/repared and reinstalled in its original place. Our project team catalogued each blind, we processed them at our factory and reinstalled them on each of the 22 floors as other contractors moved on.”

Due to the nature and scale of the Northbank refurbishment, the contract demanded particular flexibility on the part of the Amazing Clean project team.

“We work with many commercial clients and appreciate that our services have to fit into the time schedule of the project manager and other contractors,” Kevin says. “Because we have extensive storage facilities,

we could clean and repair all blinds well ahead of schedule so we were on standby and could act the moment the project manager advised us that a floor was ready for reinstallation.”

Amazing Clean, which has franchises Australia-wide, provides a unique ultrasonic blind cleaning and repair service for the domestic and commercial marketplace. The company specialises in venetians, verticals, timber, roller and pleated blinds, as well as curtains. It is the only franchise which is a member of the Blind Manufacturers Association of Australia.



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