

Majestic M on Mary

The Hutchinson Builders project has been outstanding not only for the quality of the development, but also for the efficiency and cooperation between the subcontractors, developers and stakeholders

The \$250 million M on Mary development is one of Brisbane's newest landmark projects. Located in close proximity to the CBD, the hi-rise residential project incorporates 367 designer apartments over 44 levels. With the current almost insatiable demand for high quality inner city residential living, M on Mary is set to provide the very best the City of Brisbane has to offer.

The Hutchinson Builders project has been outstanding not only for the quality of the development, but also for the efficiency and cooperation between the subcontractors, developers and stakeholders. This has resulted in a significant number of innovations to both methodology and cost savings.

It is perhaps fitting that Hutchinson Builders celebrate their 95th anniversary by creating a development that encapsulates the abilities and aspirations of the iconic Queensland company. Family owned and operated since 1912 Hutchinson Builders, or Hutchies as they have

become affectionately known are responsible for some of the best known developments within the state including the award winning Kingfisher Bay Resort on Queensland's Fraser Island.

However their endeavours are not limited to Queensland and the company has successfully undertaken projects in New Zealand and Canada as well as numerous projects in NSW including the Sir Henry Parkes Memorial School of Arts in Tenterfield NSW.

It is a well known factor that company loyalty is on the decline in today's fast paced world so it is refreshing to see an organisation that instils a sense of belonging and rewards excellence.

With over four generations of experience within the company Hutchinson Builders now have a young and energetic Managing Director, Greg Quinn, who is keen to promote the values and standards that have been the key to the company's success over the years. Hutchinson's attentiveness to both their clients and their own





employees has ensured the company is placed in a unique position for this day and age. A position where loyalty from both clients and employees is a significant factor in the company's success – this is a factor the company is keen to promote with over 605 company members and 81 apprentices and cadets who are receiving the knowledge and education of their training combined with the valuable experience of older hands, some who have been with the company their full working life.

Hutchinson Builders have experience over a wide range of projects and project types, from clubs and entertainment facilities, commercial office developments, retail projects, education and nursing facilities, tourism and community projects through to maintenance and minor works, exclusive residential homes and beach houses. With all their projects Hutchinson Builders' delivery methods are adopted to suit their clients' best interests whether it is a large commercial development or a smaller, but no less important, residential project.

M on Mary illustrates the scope of Hutchinson's abilities. The latest in environmental initiatives have been incorporated into every stage of the project including procurement, construction techniques that minimise waste, environmentally sensitive materials, and final design initiatives such as passive solar enhancements to minimise overheating, rainwater harvesting, low emission air-conditioning and low energy lighting. During the project there was significant community consultation and a dedication to the required training and safety of all on site sub contractors and employees that again reflects the company's respect for their workforce.

Perhaps the greatest achievement of the project aside from the creation of an elegant and prestigious new landmark development in Brisbane is the clear illustration that secure principles and a sound understanding of what generates success are entirely compatible with a dedication to the needs of the client and the workforce. Success for Hutchinson Builders is measured in far broader terms than simply completion and handover.

Hutchinson Builders
 Head Office
 584 Milton Road
 Milton
 QLD 4066
 Locked Bag 3002
 Toowong
 QLD 4066
 t. 07 3335 5000
 f. 07 3335 5005
 e. info@hutchinsonbuilders.com.au
 www.hutchinsonbuilders.com.au



Interior view - M on Mary



Well qualified services

The M on Mary project sets new standards in professionalism and quality across a broad range commercial development fields. From the environmentally sustainable initiatives employed during construction through to the safe work practices exercised on-site and on to the finished quality of the Hutchinson Builders development.

Engaged by Hutchinson at the outset, Gaskin Construction Services were instrumental in the introduction of Hutchinson to the developers. They also provided their services during the tendering process and worked closely with Hutchinson to establish processes and protocols for construction methodology, programming, construction costing and risk mitigation.

Gaskin Construction Services are well qualified to deliver their services, the founder of the company, John Gaskin, has had extensive experience in the industry spanning over 35 years. He has worked successfully on some of Queensland's most prestigious developments and during his

career he has collaborated closely with industry, government, and many advisory bodies.

The company reflects its founder's principles – the delivery of client focused results, with a strong emphasis on the establishment of productive and lasting relationships. This human aspect of Gaskin Construction Services often delivers results far and above those achieved by a less practical approach.

The company operates in a broad range of consultative areas, including general construction, construction costs, feasibility, administration assistance, industrial relations, and design consultancy. Naturally the company is delighted to have been involved with Hutchinson Builders and the M on Mary Project. Gaskin Construction Services congratulates the developer Skycorp Developments with the vision to proceed with the project and Hutchinson Builders for their quality and delivery of the project

Gaskin Construction Services
 Ground Floor
 167 Eagle Street
 Brisbane
 QLD 4000
 p. 07 32299954
 f. 07 32299254
 m. 0419 588 288
 e. john@gaskin.com.au





Crystal clear concepts

A long standing relationship between G James and Hutchinson Builders and the cooperation and goodwill the two companies share is clearly evident for all to see in the completion of this highly prestigious building

Interestingly G.James Glass & Aluminium and Hutchinson Builders have 1912 as a significant year in their corporate history's. That year G.James founder, George James, arrived in Australia from England while Hutchinson Builders began operations. With both companies sharing such long and proud histories, through good times and bad, it suggests strong and confident leadership, a consideration for the safety and well being of their employees, dedication to their clients and perhaps an element of good fortune – not to be confused with luck.

Now with the successful completion of yet another Brisbane CBD landmark project

namely 'M on Mary', it again demonstrates why these two companies have become leaders in their respective fields.

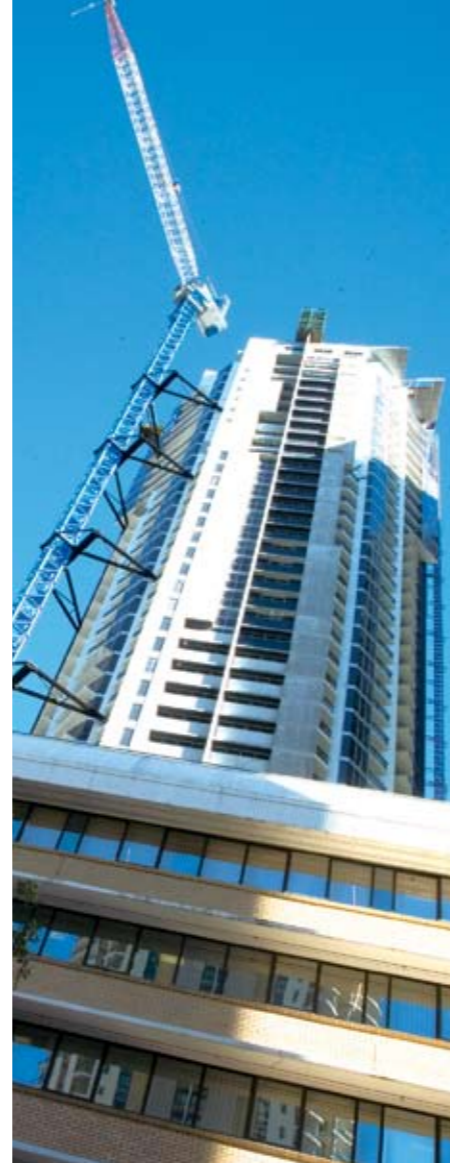
G.James Glass and Aluminium were engaged by Hutchinson Builders to supply and install all the windows, doors, glass balustrades, balconies and shop fronts on the project.

"We worked very closely with Hutchinson to ensure our side of the project went to plan", says a G.James spokesman, "It is always a pleasure to work with a company that provides such clear and thorough communication". Things went very well and we are extremely pleased with the result.

We have worked with Hutchinson on a number of occasions in the past and G.James is delighted to be working with Hutchinson Builders once again.

The results of the long standing relationship between G.James and Hutchinson Builders and the cooperation and good will the two companies share is clearly evident for all to see in the completion of this highly prestigious 44 level building set atop a 4 storey commercial podium. It is a relationship that is sure to benefit both companies long into the future.

G James Glass & Aluminium Pty Ltd
1007 Kingsford Smith Drive
Eagle Farm
QLD 4009
p. 07 3877 2705
f. 07 3877 2799
e. commercial@gjames.com.au
www.gjames.com.au



Ferm Engineering Pty Ltd
 Brisbane Office
 Unit 2/37 Davey Street
 Moorooka
 QLD 4105
 p. 07 3274 5900
 f. 07 3274 5655
 e. ferm@ferm.com.au

Sunshine Coast Office
 85 Nicklin Way
 Warana
 QLD 4575
 p. 07 5437 6156
 f. 07 5437 6156
 e. keith@ferm.com.au



Aiming high

The \$250 million M on Mary development is one of Brisbane's newest and most prestigious projects. Located in close proximity to the CBD, the project incorporates 367 designer apartments over 44 levels. With the current high demand for inner city residential living, M on Mary has had to compete with the best the city has to offer. In this respect the project has excelled, due in part to the focus by the developers on engaging the very best tradesmen, contractors and consultants to ensure the highest standards were in practice.

Hanchard Crane Hire is a well known name in the industry, with a fleet of cranes ranging from 2.9T mini cranes right up to their newest acquisitions of 80 tonne and 220 tonne All Terrain cranes. Hanchard has also acquired a new work platform – the first of its kind in Australia. The company specializes in compact city cranes, designed for working in tight spaces, and all terrain cranes for most sites. The company recently celebrated its 10th anniversary, and during their time they have developed strong work practices and operational procedures that have allowed them to build a comprehensive and diverse client base. Their core beliefs of attention to detail, stringent adherence to OH&S protocols, and a desire to provide the very best in services and solutions to their clients, have ensured the longevity of Hanchard.

Hanchard Crane Hire was one of the first companies to become involved with the M on Mary project, providing mobile cranes to enable the drill rigs to complete the foundation and pile work. This aspect of the project required considerable skill due to the three story depth of the excavations. Particular attention was applied to the calculations for the outrigger loading to ensure a safe and efficient program of operations. The resultant work was completed within time and budget guidelines, and to a standard well above the expected.

The professionalism of all parties involved on the M on Mary project was impressive, and Hanchard Crane Hire is proud to have been able to contribute to the success of the project. Their input into the development has already enhanced their already strong reputation.

Hanchard Crane Hire
 PO Box 641
 Archerfield
 QLD 4108
 p. 07 3274 3377
 f. 07 3274 3522
 e. hanchardcranes@bigpond.com.au

A Ferm grip

M on Mary is one of Brisbane's newest residential high rise developments, consisting of 44 levels and 367 apartments. The \$250 million project is seen as providing a template for future inner city/CBD development with sound environmental and energy efficient principles endorsed by the developer.

Ferm Engineering was engaged by the developers to undertake the fire engineering and modelling for the project, as well as the design of the sprinkler systems. The company is well suited to the demands of large-scale development fire engineering, and it's staff has had extensive experience over a number of years on some of Queensland's and the country's prestigious developments including Port of Brisbane, Bond University, Brisbane International Airport, Griffith University Southbank Mirvac Apartments, Billabong, The Warehouse and Downer Energy Co-Generation Power Station.

M on Mary engaged Ferm to consult on fire, safety, develop thermal computer models to assess potential risk areas, including egress planning and fire spread control systems. An innovative fire pump system was incorporated into the development, which combined both the hydrant and the sprinkler system requirements to reduce space while maintaining reliable performance.

Ferm Engineering is a multi-disciplined practice with skills in fire engineering, building services, and mechanical and fire protection. In operation since 2001, the company has successfully drawn experienced professionals from a variety of fields to provide a broad and expansive base of knowledge on which considered and detailed assessments and decisions can be made. The youth of the company also adds to their fresh approach, with new and inventive - yet practical - solutions a key aspect of their operations.

Designing from a broad range of Australian and International accredited systems through their design team, Ferm Engineering is able to offer services including smoke control systems, thermal, smoke and heat modelling, general ventilation, kitchen, car park and toilet exhaust systems, and a variety of deluge, mist water, foam sprinkler systems and an extensive array of

passive fire systems. They also provide evacuation plans and protocols, testing and audit services, fire detection and alarms, and emergency warning and intercommunication systems.

The company is well versed in testing and research, audits and certification, design consultation, and construction training services including liaison and coordination and software modelling using the latest in house modelling tools and commercially available software. It has affiliations with Efectis in the Netherlands and BRANZ Fire for guidance on testing products.

Ferm Engineering's involvement with the M on Mary project has provided a fresh insight into the company's ability to undertake large scale projects with professionalism and innovation. Where the comfort and safety of corporate assets and residents is paramount, it is gratifying to know that Ferm has spared no ideas in the development of systems that will ensure residents' protection and offers more than just a solution.



Certified excellence

CERTIS is one of Australia's construction industry preferred building certifiers with an established and growing client base in South East Queensland, North Queensland, North New South Wales and the Australian Capital Territory.

CERTIS has built a respected reputation in the industry on years of consistently delivering high value practical building solutions. These solutions maintain essential fire and life safety standards for building end-users but also offer substantial project and life cycle cost savings for clients.

"All of the work CERTIS undertakes is generated from 'word-of-mouth' referral, with 80 per cent being repeat business," Says Bob Wallis from CERTIS, "we are known for getting the job done and removing any unnecessary bureaucratic steps along the way."

CERTIS specialises in large commercial and apartment developments, as well as the industrial and retail sectors and delivers the following services:

- Concept and preliminary design consultation
- Performance Based Design Solutions
- Fire Engineered Solutions
- Building Certification
- Tenancy Fit-out Certification
- Compliance inspections

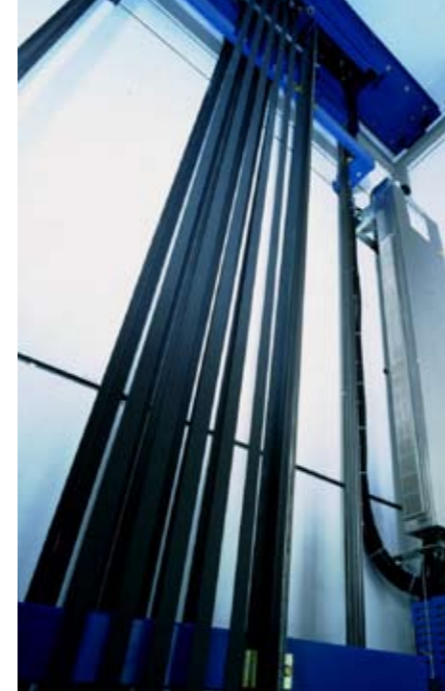
In the case of M on Mary, CERTIS was engaged to certify the 44 storey base building and the Tenancy Fitout of the 4 storey commercial podium.

"Being engaged early on in the design process we were able to identify a number of options to optimise costs of the building's design." Explained Denis Clignon CERTIS' senior Building Certifier engaged on the project, "Being located in the heart of Brisbane City CBD the site was constrained by neighbouring existing development, which caused a number of fire egress issues. Particularly we were able to resolve an egress issue from the basement car park where street access was restricted at the rear and sides of the building. Discharge was considered possible via the ground floor podium and this was

verified through working with our Fire Engineering partners FERM Engineering."

In consultation with the architects Angelo Nicolosi and Associates CERTIS were also able to rationalise sprinkler coverage throughout the building. This allowed for deletion of sprinklers in areas such as balconies and wet areas. Travel distances in the upper storey apartments were also required to be considered and a performance solution developed to allow appropriate flexibility.

"We developed an excellent relationship with the construction team from Hutchinson's," Says Clignon, "Through proactively adopting a joint preliminary inspection of several of the lower floors early in the construction phase – we were able to make our expectations fully understood." This proved to be a model for the remaining floors and the project was finalised with the minimal disruption and efficiency CERTIS has become renowned for.



Getting a lift

The Otis Elevator Company is a wholly owned subsidiary of United Technologies Corporation. Otis employs approximately 60,000 people worldwide and services more than 1.45 million elevators in over 200 countries. This makes Otis a truly multinational company with the ability to draw on the knowledge, skills and local insights provided by a worldwide platform.

For the M on Mary Project in Brisbane, Otis supplied and installed one Otis Gen2™ machine-room-less elevator serving the podium levels, and four OTIS4000 gearless elevators serving the tower. This high profile project provided an ideal opportunity for Otis to showcase its OTIS4000 product. A pre-engineered, quality, mid to high-rise gearless system.

The OTIS 4000 is designed and manufactured as a specific 'model' product and incorporates the very latest in variable frequency drive control, microprocessor technology and intelligent



A stunning example of a Gen2 Otis Elevator - a customised design for a cinema centre in Lünen, Germany

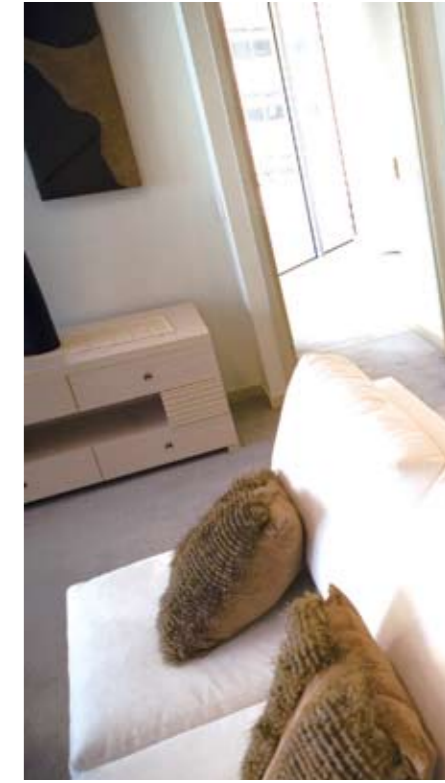
modular design. These model elevators are at the forefront of the company's residential market programme. With speeds up to 3.5 m/s the OTIS4000 units provide a cost effective, efficient and reliable alternative for large scale residential developments. Significantly, the speed of installation is greatly enhanced by the complete unit delivery, on site pre-engineered and ready to install. The simplicity of the installation process provides major timesavings for developers.

The Gen2 elevator servicing the podium levels incorporates flat polyurethane coated steel belts - as opposed to conventional steel cable. The flat belt design boasts a significant improvement in energy efficiency over conventional, geared elevators. The advanced design of the Gen2 system integrates the machine and its supporting structure within the hoist way, eliminating the need for a machine room and thereby increasing usable space. The Gen2 range is also unsurpassed in passenger safety and reliability.

The streamlined component design results in faster installation times and improved acoustics, smoothness, and longevity. Being 20% lighter, lasting 2 to 3 times longer and with no need for lubricating oils, the Gen2 steel belts and machine have become a worldwide benchmark within the industry.

Otis Elevator Company is dedicated to providing safe, efficient and client tailored solutions for a wide range of developments and projects. The company's involvement in the M on Mary Project highlighted both their dedication towards enhanced product development and adaptability and the efficiency of delivery and installation for which Otis has become well known.

Otis Elevator Company Pty Ltd
 182 Melbourne St
 South Brisbane
 QLD 4101
 p. 07 3842 1111
 f. 07 3842 1199



Tip top tiles

The excellence and prestige of a commercial high-rise development is generated not only from the skill of the builders, architects and other contractors involved. Excellence is also created by the standard of fittings and the procurement of the very best quality available.

OZTOP Pty Ltd was engaged by Hutchinson Builders to add their skills to this level of excellence and assist in ensuring the M on Mary development becomes a true landmark of distinction in Brisbane's CBD.

Based in Brisbane and operating for the past 12 years, OZTOP has established a strong reputation founded on the principle of quality of product and service without compromise. The company's aim is to deliver the very best at the most competitive price.

Having established a strong working relationship with Hutchinson Builders on a number of developments including the Oxford on The

Boardwalk, The Woolstore, and Coronation on Residences; they are now one of the largest suppliers of tiles to Hutchinson for their commercial developments.

For M on Mary, OZTOP supplied all the tiling requirements for the project. More than 30,000sqm of high quality tiles for the bathrooms and interior of the apartments was supplied – as well as tiling for exterior areas. They also provided marble stone and granite to penthouse apartments and public area of the building.

The bulk of the tiles were of two kinds, superior quality pure white vitreous wall tiles for the bathrooms and wet areas and salmon-coloured tiles for internal flooring areas. The white tiles were obtained and produced to a special OEM order – being the 'whitest' vitreous tiles available in the market. Likewise, the salmon tiles were one of a kind, with distinct colour that has never been used in any other project. OZTOP also sourced and supplied matching salmon exterior tiles.

To ensure their high standards were maintained, OZTOP's quality control team were on hand at the Chinese factory to make certain proto-

cols for colour match and product tolerance remained to their satisfaction. The considerable efforts that went into the colour and pattern matching of tiles guarantee a perfect finish on the project. Their experience has helped them find superior quality and assurance from a nation whose products were considered unreliable before.

OZTOP supply a wide range of product from tiles to carpet, granites, marble, and slabs for kitchen work surfaces. They are able to deliver Australia wide and are currently in the process of entering a joint venture with a Malaysian manufacturing plant to increase their control of product quality and position the company to be able to deliver to the South East Asian market.

OZTOP Pty Ltd
Unit 1, 49 Allgas Street
Slacks Creek
QLD 4127
p. 07 3380 2988
f. 07 3808 3775
e. sales@oztop.com.au

An outstanding finish

The prestigious residential high rise development M on Mary, consists of 44 levels and 367 apartments. With a development cost of \$250 million, the project is a revolutionary addition to Brisbane's CBD. The Hutchinson Builders project has become synonymous with quality, as has AF Sarri.

With a 53 year background in their trade, AF Sarri specialises in painting, finishes, and texture coating for the construction and development industry. The company prides itself on its expertise, safety and ability to produce the highest of standards within constraining time and budget requirements.

AF Sarri is well known in south east Queensland for its work on major commercial projects and new construction, having recently completed works on the GOMA Project (Millennium Gallery of Modern Art) and State Library Buildings,

Trilogy Units Spring Hill and SW1 Southbank Precinct. They are currently involved on the Brisbane International Airport Extension, which is under construction.

Engaged on the M on Mary development, AF Sarri provided internal painting and external texture finishes to the project. The high external walls, soffits, and hoods provided a challenge for the tradesmen undertaking the preparation, patching, primer, sealer and first texture coats within the slip screen formwork as it progressed up the building. They were nonetheless able to create the safe and efficient application and preparation of the required texture coats.

Internally, AF Sarri used Taubmans Easycoat flat and low sheen for ceilings and walls and Supreme Gloss for doors and trims. For the external work, the company used Armawall

satin texture finish, which provided the required durability and ease of application while maintaining the vision of the architects.

The results speak for themselves, and AF Sarri is delighted to have been associated with Hutchinson Builders and Taubmans Paints in the creation of an outstanding development that not only enhances their own already strong reputation, but also improves the City of Brisbane.

AF Sarri Pty Ltd
Painters & Decorators
BSA 53690
12/104 Newmarket Rd
Windsor
QLD 4030
p. 07 3861 1166
f. 07 3357 3155
frank@afsarri.com.au

Lifting hopes

Master Lifts is one of Australia's premier manufacturers and suppliers of residential and commercial lifts and lifting platforms. The company has a broad range of products ranging from goods lifts and passenger lifts, through to specialised lifting platforms, stair lifts, spa and swimming pool lifts, and dumb waiters. Whether sourced from their overseas suppliers or manufactured by Master Lifts in Australia, of paramount concern to the company is the quality and pricing of the products supplied.

Hutchinson Builders engaged Master Lifts to supply and install a stainless steel PS1 dumb-waiter for the M on Mary Project. "This was quite an unusual request," Says Angela Wakefield a Director of Master Lifts, "But with dumb-waiters in particular we find that people often have very specific needs and want the lift made to specific dimensions, Master Lifts can always cater for that. Our entire product range is very flexible," Wakefield adds, "whether it's a dumb-waiter, a full size vertical lift, or platforms to take wheelchair users up a few stairs – most can be customised for a wide range of varied uses."

The M on Mary dumb-waiter was required to provide a means of transporting goods from a storage area on level one to a restaurant on level three, a total distance of six metres. Having a storage area on level one allows the restaurant to receive deliveries easily and transfer goods via the dumbwaiter to level three as required.

Michael Wade of Brisbane's Chill On Queen Restaurant and Vodka Bar recently had a Master Lifts dumb-waiter installed for very similar purposes, "The ERGO-SLIDE vertically bi-parting doors are finger-tip light," Wade says, "it is important to us that our staff incur minimum lifting effort." Wade was also keen to point out that in today's workplace with its strict Workcover requirements – it is the responsibility of the employer to ensure employees operate in a safe environment. The dumb-waiter reduces the risks involved with carrying food, stock or supplies over extended distances.

Master Lifts operates nationally with over 26 centres covering every part of the country. The company supplies, installs, and maintains a wide

range of lifts with a particular focus on the residential and disabled access market. Master Lifts' participation in the M on Mary project is a good illustration of the adaptability and ingenuity. Naturally, they are very proud of their involvement in the landmark project.

Master Lifts Pty Ltd
PO Box 617
Virginia
QLD 4014
p. 07 3265 6344
f. 07 3265 6044
info@masterlifts.com.au
www.masterlifts.com.au



Stoddart Metal Fabrications
149 Jackson Road
Sunnybank Hills
QLD 4109
p. 07 3345 5011
f. 07 3344 1000
e. jmundy@stoddart.com.au

Masters of metal

The M on Mary development in Brisbane is intended to provide the very best of living along with the very best that living can provide. Integral to the relaxed and open atmosphere envisaged for the development is the restaurant and bar on levels one and three respectively. No expense has been spared to ensure these areas meet with the exacting demands and expectations of residents and visitors.

Stoddart Manufacturing were engaged by Hutchinson Builders to ensure the fit-out of these areas was completed efficiently, professionally and with the attention to detail the company has become known for. Having recently completed projects such as the Gold Coast Convention and Exhibition Centre, Suncorp Stadium, and The Boulevard Hotel in Sydney, Stoddart was the ideal choice for the project with the expertise and experience of large-scale development necessary to complete the project brief within the desired parameters.



Established in 1959, Stoddart Manufacturing has grown over the years in both reputation and size. Originally the company operated as a general sheet metal fabrication business with a strong emphasis on the fabrication of hot water systems. Today, employing over 350 people in three separate factories and sales offices, Stoddart has diversified and evolved into one of the countries premier stainless steel fabrication companies – mainly supplying its products to the food service and building industries.

The company specialises in the provision of large commercial fit-outs for kitchens and bars in many areas including hospitality, retirement complexes and aged care facilities, hospitals and restaurants. For the M on Mary Project Stoddart Manufacturing were involved in the provision and installation of the cool rooms, refrigeration, beer reticulation and exhaust hoods.

Stoddart Manufacturing has always had a clear focus on the quality of both service and product. Considerable and astute investment in cutting edge technology for the design and manufacture of kitchens has positioned the company well,

"Stoddart's technology and processes are unique in the kitchen contracting industry in Australia." Explains Company Director Jeff Mundy, "Our significant investment in leading edge technology for the design and manufacture of kitchens, means we deliver exceptional quality – this quality is not just in the finished product but also in the project management, through our team of CAD draftsmen, project supervisors and site crews. In addition, our in-house expertise in areas such as Occupational Health & Safety means we ensure seamless coordination of kitchens, bars and refrigeration."