

A SHINING EXAMPLE

DEVELOPER : Daisho Co. Ltd
MAIN CONSTRUCTION COMPANY : Watpac Pty Ltd
ARCHITECT : Crone Partners
PROJECT VALUE : \$300 million

Located at 180 Ann Street, 180 by Daisho is a striking 34-storey commercial tower that signals Brisbane's arrival as a global business centre and will lead the rejuvenation of Queensland's economic future.

For more than four decades, Daisho Co. Ltd has developed and managed a selection of the most desirable commercial buildings throughout the Asia-Pacific. The organisation now holds a portfolio of iconic property assets worth in excess of US\$1.5 billion.

Headquartered in Japan, with offices in Malaysia and Brisbane, Daisho acquires and develops select properties for long-term retention. Its philosophy is founded on outstanding corporate citizenship and building positive relationships based on mutual respect within the communities Daisho serves, and with its partner clients and contractors. So when Daisho announced the construction of a new \$300 million, 34-storey Brisbane CBD commercial building in 2013, it signaled a resurged confidence in Queensland's economic future.

Situated at 180 Ann Street, 180 by Daisho is the first commercial high-rise to be built in Brisbane on-spec (without pre-commitments) since the Global Financial Crisis. It is also the first building in Brisbane to achieve a 6-Star Green Star Design Rating and 6-Star Green Star As-built Rating by the Building Council of Australia, and is targeting a 5.5 Star NABERS Energy rating.

Designed by renowned architects Crone Partners, 180 by Daisho will set a new benchmark for city buildings. Its eye-catching façade showcases the Brisbane River, and it features exceptional smart technology and environmentally sustainable design features. "180 by Daisho has progressed well and will influence future commercial tower design and construction in Australia," Daisho Co. Ltd Founder Mr Tada said. "The project is a unique opportunity for us, combining a development of outstanding quality with a central precinct that provides amenities and services tailored to our tenants' needs."

Daisho's confidence in the Brisbane CBD property sector and in Queensland has been

rewarded with the recent commitment of the Commonwealth Bank of Australia as an anchor tenant, leasing six floors and the building's sky signage rights.

A high-quality addition to the city, 180 by Daisho will also rejuvenate the CBD by forming a new hub linking key parts of the city's centre, from King Edward Park and Central Station to Ann and Turbot Streets. Daisho has owned the neighbouring property at 192 Ann Street since 2001, and its Brisbane Head Office which will be linked to the new tower by pedestrian walkway.

180 by Daisho has been constructed by Australia's Watpac Limited. Watpac's Managing Director Martin Monro said; "This has been an exciting project for Watpac on many levels. We're proud to have played a major role in delivering this for Daisho. It's marked a turning point in Brisbane's building industry and one that has also raised the bar for environmentally sustainable design. Watching the project take shape is exciting, it's becoming a new landmark tower for the city and worthy of its prime location."

The high rise tower offers 57,000m² of A-Grade commercial space, a ground and podium level retail precinct, 200 car parking bays, 192 bicycle racks for tenants, shower and locker facilities and a pedestrian thoroughfare connecting Ann Street with Turbot Street.

It boasts superior office space design with key features that promote a healthy work environment including floor-by-floor fresh air intakes and stepped ceilings to encourage natural light and a sense of spaciousness.

The distinctive and eye-catching river-shaped graphic wrapping around its exterior stamps the tower as an iconic landmark. The design and location of the building core to the southwest side of the building, coupled with the large floor plates provides consolidated uninterrupted office floor space ideal for agile and active workplace design.

The building's orientation and side core maximises the excellent views over the Central Business District, Southbank and the north-west and mountains. The creative use of glass also ensures an abundance of natural lighting.

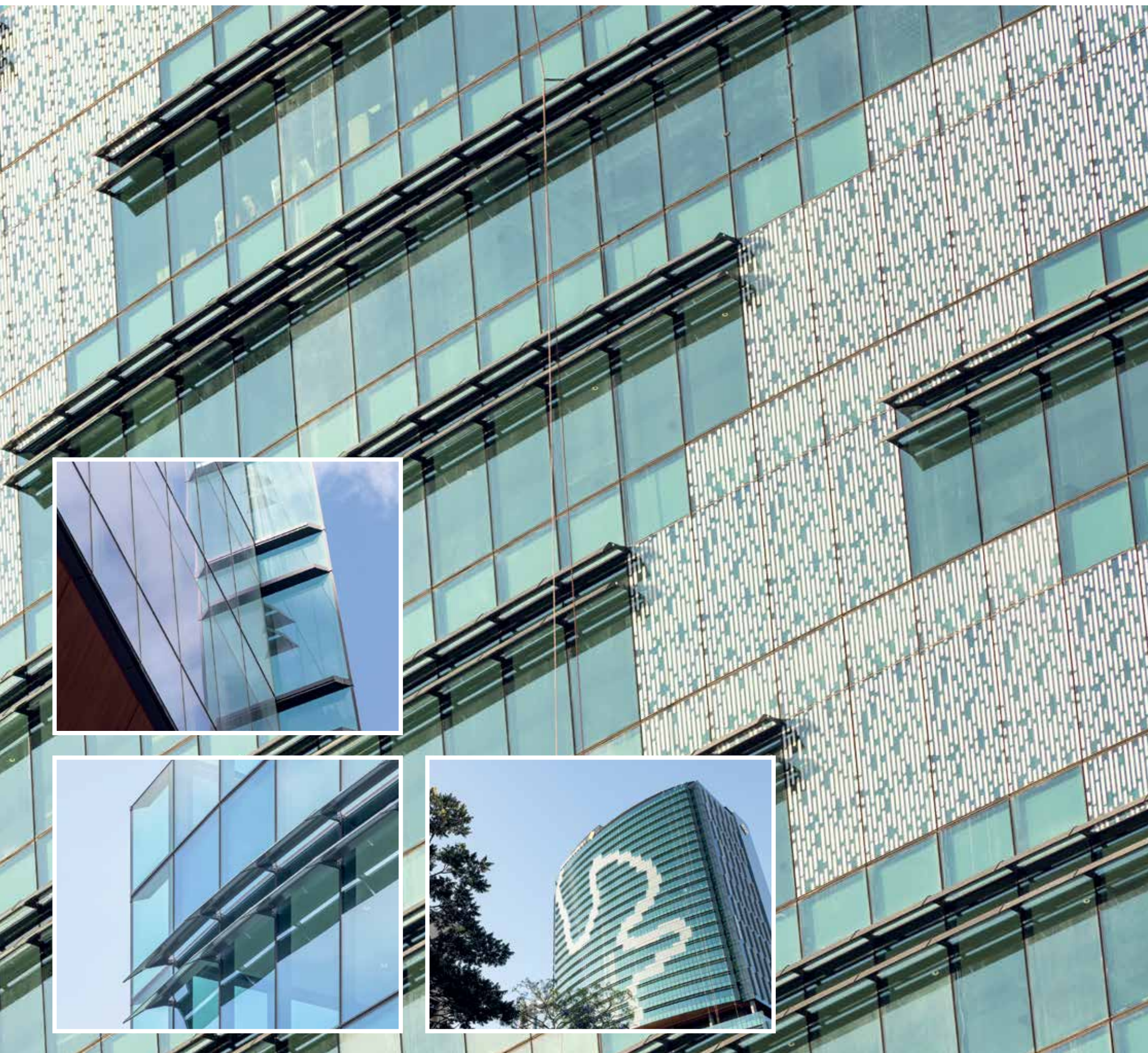
Currently the Daisho Group portfolio includes:

- 192 Ann Street office building developed in 2000 and acquired by Daisho in 2001
- A 510 room hotel in Kuala Lumpur, Malaysia managed by the Hilton Group completed in 2004
- The AO retail complex in central Tokyo developed in March 2009
- The Park Hyatt Sydney, acquired in February 2008 and fully refurbished in 2011
- 180 by Daisho, is due for completion late 2015

For more information contact Daisho Co. Ltd, Lobby Level, 192 Ann Street, Brisbane QLD 4000, phone 07 3004 1300, fax 07 3229 8890, email info@daisho-us.com, website www.daisho-us.com

For more information contact Watpac Pty Ltd, Level 1, 12 Commercial Road, Newstead QLD 4006, phone 07 3251 6300, website www.watpac.com.au





Permasteelisa Group's facade work on Daisho's 180 By Daisho project mirrored the Client and architect's intent whilst maintaining the core requirements in façade performance. Designed by renowned architects Crone Partners, the facade includes a vast artistic imprint of the Brisbane River, a 'white river against' a 'green wall' and a public plaza to integrate the ground plane with the neighbouring buildings.

Established as ISA in Italy in 1973 and merging with Permasteel in Sydney in the 1980's, Permasteelisa expanded internationally during this period and today their architectural projects implement new energy saving strategies, custom made intelligent facades that filter light, abate acoustic pollution and actively and passively save energy.

Permasteelisa's building designs are capable of generating power through photovoltaic cells and resisting the strongest seismic events or blast explosions. "Our façade work on 180 By Daisho included specially created design and engineering considerations, and the acoustics on 180 By Daisho where also unique to the area and location" said Nathan Burchell, Permasteelisa's Chief Operations Officer.

Situated at 180 Ann Street in Brisbane's CBD, on the busy Turbot and Ann Street junction and next to Brisbane's Central train station, the high acoustic rating required a specifically designed high performance façade system that could accommodate unique glazing solutions whilst maintaining consistent façade lines. A unique Brisbane River graphic in a fritted and illuminated configuration spans levels 4 to 34 ensuring the eastern façade captures the public's eye across the Brisbane city skyline. "To accommodate this design we incorporated the fritting into the glass layers and ran LED lighting through the sun-shading devices," Nathan informed.

Permasteelisa have been supplying premium facade systems globally for over 100 years and more than 30 years locally. "Our Australian operations commenced with the iconic Sydney Opera House project where we pioneered the first use of structural sealant glazing systems," continued Nathan. "Our group consists of leading facade suppliers such as Gartner Facades and Scheldebouw.

This gives Permasteelisa the capacity to draw on experience at a level globally that is unmatched in the industry."

All Façade projects require effective coordination and communication from the design phase through to the final installation to ensure a suitable and reliable product meets the Client's expectations and performance criteria. "180 By Daisho was no exception. From acoustic performance, thermal performance, structural movements and key aesthetic requirements this project has been challenging and rewarding simultaneously," admits Warwick Thomas, Permasteelisa's Project Manager.

"With 20,000m² of unitised curtain wall within our scope of works, the façade contains over seven façade types with 20 various glass makeups and features both horizontal and vertical external sunshades and a glass feature which makes up the patterned river design including lighting elements within particular sunshades which enhance the feature on the eastern elevation."

The end façade product promotes high level thermal, visual and acoustic comfort for its end-users, and is one that Permasteelisa can be truly proud of. It will be a key feature on the Brisbane skyline and will enhance Permasteelisa's future capabilities and portfolio. Permasteelisa has led the industry in the development of free and fluid form structures with the successful completion of numerous prestigious projects worldwide.

Their research has focused on providing technology that can be extended and applied to high end project standards and specifications, not simply one-off ad-hoc products. Locally Permasteelisa is currently working on Mirvac's prestigious 200 George St in Sydney where the first mfree-S (Closed Cavity System) high performance façade system is being used; VCCC Victoria for Grocon, 567 Collins St Melbourne for Leightons, Old Treasury Building Perth for Mirvac and Hobart Parliament Square for Hansen Yuncken.

For more information contact Permasteelisa Pty Ltd, 13-15 Governor Macquarie Drive, Chipping Norton NSW 2170, phone 02 9755 1788, fax 02 9755 1418, email info@permasteelisagroup.com, website www.permasteelisagroup.com

Below Oneform Group provided all formwork, including suspended slabs, column and walls forms as well as providing perimeter screens, cantilever slab and a self-climbing jump form to the main core and stair core of the project.

Since 2003 Oneform Group has become a top tier 1 form work company specialising in major projects around Brisbane, the Gold Coast and surrounding areas, successfully completing over 100 projects and formed well over 1,000,000m² of formwork.

Oneform delivers proficient and professional formwork solutions to high-end commercial developments through their own in house engineering, drafting, and fabrication team, including award-winning exposed off-form concrete finishes, self-climbing jumpform and screen systems, cantilever slabs and highly intricate and complex formwork designs.

On Daisho's new 180 By Daisho development, Oneform designed and fabricated the external self-climbing perimeter screens for the building, ensuring the safety of all personal on the project. Oneform also designed and fabricated sloping circular column forms up to 1500mm in diameter. The 34-storey office tower features over 140,000m² of A-grade commercial office space, ground floor and podium retail and basement parking.

"On this project we utilised our own material hoist to minimise crane time and accelerate production," informs Paul O'Sullivan, Oneform Company Director and Construction Manager on 180 By Daisho. "It featured self-climbing screens and a cantilevered slab all designed and fabricated in-house. The project has two jumpforms - one of which totals a massive 30,000m²."

Oneform has over 40 years experience in all areas of formwork, with a fulltime staff of around 200 formworkers, 50 of them worked full-time on 180 By Daisho. "Our senior key personnel are vastly experienced in large multi-level projects with varying degrees of difficulty," said Paul. "Even senior management have a hands-on approach and we have the experience and qualifications to provide a professional service to ensure projects are completed in a timely and efficient manner within budgets and deadlines, whilst delivering the highest quality formwork possible."

Oneform also has a steel fabrication department, precast yard, concreting crew and structural engineering and drafting department. "With such resources we are able to custom design and fabricate formwork

systems specifically catered to individual projects such as 180 By Daisho."

On the 180 By Daisho project the Level 13 northern eastern perimeter face slab steps out almost 6m from the floors below and 56m above ground level. "In order to form this soffit we designed and fabricated specialised platforms that connected and braced from the two lower levels below. This design was engineered to take the full weight of the cantilevered soffit and the perimeter screens enabling us to construct this design feature in a swift and safe manner," stated Paul. "We also supplied self-climbing screens for perimeter protection."

Currently Oneform are working on the \$300 million construction contract to redevelop the Grand Central Shopping Centre in Toowoomba, their largest project to date. Oneform are also providing the formwork for Mirvac's 20-storey Unison project at Newstead, Hutchinson's 20-storey 'Soda' residential tower located in South Brisbane, Hindmarsh's 12-storey 'Zest Apartments' in Kelvin Grove and Icon Constructions 25-storey "Haven" project in Newstead.

Oneform has established a reputation for providing large scale, high quality formwork solutions to cater even the most complex building designs. A project that showcases this is their recently completed Advanced Engineering Building (AEB) at the University of Queensland. This building is a state-of-the-art engineering education building incorporating a vast array of off-form coloured concrete, raking and angled soffits and columns with a highly intricate auditorium wall design showcasing some of the most difficult formwork in SEQ. In 2014 the building was awarded nine Australian Institute of Architects Awards.

Oneform believe through innovation and continual improvement and development of formwork systems and practices by their in-house engineering team they can provide customers with the very best advanced formwork solutions.

For more information contact Oneform Group, 396 New Cleveland Road, Tingalpa QLD 4173, phone 07 3890 0249, fax 07 3890 0217, email info@oneform.com.au, website www.oneform.com.au



Below Civic Showerscreens & Wardrobes provided screens, wardrobes, splashback and mirrors for the bathrooms at 180 By Daisho.

Below Cooke & Dowsett provided hydraulic services to 180 By Daisho.



Since 2008, Civic Showerscreens & Wardrobes have been providing Brisbane and surrounding South-East Queensland from Toowoomba to northern New South Wales with shower screens, wardrobes, splashbacks and mirrors. A family owned and operated business Civic’s reputation has been established through their many happy customers, both big and small.

“Lance Styles has been in the industry for over 40 years — since his football days when he did part time installing of shower screens in the off season,” informs Stefan Styles. “The family were part-owners of Regency in Queensland, prior to the establishment of Civic.”

With the resurgence of building in Brisbane, Civic Screens has more than 100 staff and contractors providing their renowned services and products on a variety of commercial projects from 180 By Daisho, 1 William Street, 480 Queen Street, Icon constructions, Hindmarsh and Alex Perry in Fortitude Valley and Unison in Newstead.

Civic custom manufacturers to a site measure all of its products ensuring the best possible fit. They also own and operate their own glass toughening plant, Hypersonic Glass (www.hypersonicglass.com).

com), meaning quicker turn around times and cheaper prices for the consumer. In the glass world, there are two types of ‘clear’ glass, Clear and Low Iron.

“Using our state-of-the-art water jet and CNC machine we are able to produce almost any type of cutout, for power points, light switches and any shape to suit a splashback or mirror design,” says Stefan. “We can also provide painted glass panels to match any colour a client desires. Glass doors can be made to any colour, either by giving us a sample or specifying the colour or brand.”

For more information contact Civic Showerscreens & Wardrobes, 93 Burnside Road, Stapylton QLD 4207, phone 07 3441 7777, fax 07 3441 7711, website www.civicscreens.com.au

Founded by Scott Dowsett in 1992 and joined by Chad Cooke in 2008, Cooke and Dowsett has completed numerous prestigious and innovative projects across Australia from Melbourne’s Crown Towers, Hindmarsh Square in Adelaide to Barrow Island in the remote North-West. The 180 By Daisho project constructed by Watpac Limited for international property developer Daisho Co. Ltd, towers 34-storeys above Ann Street in Brisbane’s CBD. The \$300 million project is built to maximise energy and water efficiency, and will create a healthier working environment. The tower features 59,100m² of A-Grade commercial space, ground floor and podium retail, and basement parking.

“On 180 By Daisho we designed, supplied and provided installation testing, commissioning, maintenance and defects liability service of materials, labour and equipment for Hydraulic Services, including but not limited to, domestic water reticulation, fire service reticulation, hot water, gas, sanitary, trade waste, storm water, and drainage. We installed the upper plant rooms and solar hot water plant, plus drainage and water risers,” said Queensland Manager for Cooke and Dowsett, Justin Pitt.

“I want to acknowledge the exceptional work by Chris Mutimer on 180,” said Justin. “He was introduced to the project halfway through

and has stepped up and met every challenge that has come his way. There would not be another person onsite, regardless of trade, who knows this building better than Chris.”

Building on their dedication to deliver quality design and construct, project management and all plumbing services, they have experienced continuous growth and now have offices in most Australian states. Approximately 60 of the Cooke and Dowsett staff work in Queensland. “Our portfolio includes major hospitals, apartment complexes, mine camps, shopping centres, major hotels, prisons, desalination plants and commercial developments.”

Multi award-winning Cooke and Dowsett is also a part owner of NUDJ Plumbing Services Pty Ltd, a not-for-profit organisation based in Broome. NUDJ trains and develops indigenous youth through apprenticeships at Cooke and Dowsett. Many have returned to the Kimberley region to improve sanitation, water supply and the mentoring of other Aboriginal youth, including Australia’s first Indigenous female plumber.

For more information contact Cooke & Dowsett Pty Ltd, 4/525 Lytton Road, Morningside QLD 4170, phone 07 3899 3519, fax 7 3399 6407, email qld@cookedowsett.com.au, website www.cookedowsett.com.au



Below DECC completed precision demolition work to prepare the site for the construction at 180 By Daisho.



Below Pega Australia installed, maintained and dismantled two high-speed personnel and materials hoists at the 180 By Daisho project.



In the demolition and asbestos industry for over 18 years, DECC has vast experience in demolition of a large array of building and structure types. Their excellent reputation has ensured outstanding relationships with some of Australia's largest builders and projects.

"We began on the 180 By Daisho site on Ann Street for Watpac in November 2013," stated DECC Queensland Manager and Company Director, Vince Di Falco. "There was a 6-level heavily reinforced pre-stressed and conventional concrete framed structure directly over train tunnels leading to Central Station (Roma Street) including stair links and escalator structures that we had to demolish and clean up before the preliminary site works could begin."

This was almost second nature for DECC experts who hold an Unrestricted Demolition Licenses in Queensland, New South Wales and the Australian Capital Territory. They're specialists in conventional, induced collapse and plastic hinge techniques, deflagrating and implosion, dismantling and salvage of structures, as well as façade retention and temporary structural steel systems.

"Our planning and risk management analysis considers detailed programming, works staging project feasibility (cost) studies, materials

handling logistics, corporate level health and safety risk plans, pedestrian and traffic management," informed Vince.

In addition to demolition/hazmat projects, DECC has experience in civil/earthworks and remediation projects either as the principal contractor or subcontractor capacity for Tier 1 builders, government authorities, developers or project managers.

Some of DECC's completed projects in Queensland include:

- Brendale Connect remediation
- QUT, Kelvin Grove
- King George Central, demolition and enabling works
- Icon Apartments, demolition and excavation
- 80 Albert Street, strip-out demolition
- Former Brisbane Law Courts
- AJ Willie Bridge demolition (Lawnton)

For more information contact DECC, Unit 14, 15 Corporate Place, Hillcrest QLD 4118, phone 07 3393 2025, fax 07 3393 1534, website www.decc.com.au

Pega Australia is uniquely placed and dedicated to assist in a variety of rack and pinion vertical transport needs in the construction, commercial or mining fields around Queensland. At the 34-storey 180 By Daisho building Pega installed, maintained and dismantled two high-speed personnel and materials hoists.

"These hoists carried all the workers up and down the project for almost 12 months, operating 6-days a week, 12-hours a day without any major breakdowns. The hoists were extremely reliable and serviced the live deck and jump form at every level.

Pega hoists and industrial lifts are fitted with a centrifugal over-speed brake designed and manufactured to activate automatically if the hoist or lift should over-speed. Pega combines safety and technology with their unique 'load sensing, safe green' device that allows automatic power reduction consumption. As the load in the hoist or lift decreases so does the power consumption, saving money while looking after the environment by reducing power consumption.

This green feature is now allowing us to work with many major construction companies who are dedicated to reducing their impact on the environment.

The high-speed construction hoists provided by Pega Australia safely transport both workers and equipment day and night at speeds of up to 100m/min up and down these prestigious projects while reducing both their power consumption and energy costs.

"Our Czech Republic engineering, design and assemble partners will custom build a construction hoist or industrial lift to suit a client's requirements using German designed SEW-Eurodrive motors, Vacon variable speed drives and Telemecanique switch gear," informs Pega's Operation Manager.

This combination of reputable European manufacturing allows us to provide a safe and reliable product specially designed for Australian conditions. These hoists are the most reliable and sophisticated hoist on the market today.

For more information contact Pega (Australia) Pty Ltd, 10 Motorway Circuit, Ormeau QLD 4208, phone 07 5549 2144, email info@pegahoist.com.au, website www.pegahoist.com.au

Below Excel Lockers provided and installed lockers for the basements one and two at 180 By Daisho.



Below RISSAFETY provided safety access systems at the 180 By Daisho project.



For almost 10 years Excel Lockers have been manufacturing, delivering and installing timber laminate lockers and fixed or free standing bench seating suitable for any application from corporate offices, hotels, sporting clubs, fitness centres, healthcare or industrial facilities, as well as specially designed school lockers. All timber lockers are manufactured from resilient MR board.

“We presently service Queensland, New South Wales, Victoria and South Australia, with a custom project destined for Papua New Guinea,” said Director, Tony Downes.

For Watpac’s 180 By Daisho Excel have been engaged to manufacture, deliver and install the Evolve range of lockers, seating and towel stations for the male and female lockers located in basements one and two.

“We’re very proud of our unique Evolve locker range. It’s dynamic, functional and was designed to add a new dimension to locker room appearances. The unique reverse curve increases hanging length whilst maintaining good storage capacity for shoes, bags and personal items,” informed Tony.

“The Evolve range can also be fitted with a variety of lock options and extensive colours range. It’s available in two standard widths, and there are also two high base models available, to allow for optional fixed bench seating.”

Although relatively small, Excel Lockers 15 staff members all play a role in the locker manufacturing, from those who complete the paperwork, order board, program the machines, edge the components and fit the fixings, to the final assembly through to delivery and installation. Excel’s lockers are designed and built with an attention to detail most businesses can only aspire to.

Excel’s range of lockers and seating are manufactured using the latest in computer controlled machinery and installed by staff who believe in the importance of how the product looks, functions and works for the user. Making Excel’s designs favoured for their versatility, durability and outstanding quality.

For more information contact Excel Lockers Pty Ltd, 17b Rosa Place, Richlands QLD 4077, phone 1800 019 266, fax 07 3217 0131, email enquiries@excellockers.com.au, website www.excellockers.com.au

With the market place becoming increasingly aware of the need for employee protection when working at heights, RISSAFETY are ideally positioned to provide local and overseas industries with practical solutions for any height safety, confined space or rope access application. At Daisho’s 180 By Daisho, RISSAFETY installed the façade access system to allow for building cleaning and maintenance.

RISSAFETY employs more than 70 people, with branches in Sydney, Melbourne, Adelaide, Brisbane, Perth, Canberra, Hobart, Darwin and Mackay. RISSAFETY is Australia’s largest height safety provider, able to meet a client’s needs anywhere within Australia or overseas.

“We pride ourselves on the most practical, cost effective and compliant fall protection, confined space or rope access systems in Australia and overseas,” says Queensland State Manager, Daniel Light. “We recognise that safe design means the integration of access control measures early in the design process to eliminate or, if not practicable, minimise safety risks for the life of a construction project.”

RISSAFETY designs, manufactures and distributes an extensive range of tested and Standards-compliant range of products, including permanent anchor points, horizontal and vertical fall protection

systems, aluminum and fiberglass ladders and walkway systems, fall arrest retractable blocks (inertia reels), tripods and winches for confined space, as well as having its own range of Standards approved personal protective equipment (PPE).

“We also have a comprehensive engineering workshop and are able to design solutions and construct complex structures to address height safety access issues,” Daniel stated. “As such, we able to offer our clients a product and service portfolio that will satisfy our industry’s stringent hierarchy of control.

RISSAFETY is truly the solutions provider with internal management capabilities and national infrastructure, allowing for effective management of large-scale projects with many major Australian clients. As such RISSAFETY are truly able to provide the Complete Height Safety Solution, with a fully integrated solution approach to the management of height safety and the protection of people when working at any height.

For more information contact RISSAFETY Pty Ltd, 3 Bushells Place, Wetherill Park NSW 2164, phone 02 8781 2100, fax 02 8781 2111, email sydney@rissafety.com, website www.rissafety.com