

# 2017

PROPERTY COUNCIL OF AUSTRALIA  
RIDER LEVETT BUCKNALL  
INNOVATION & EXCELLENCE AWARDS



## BRINGING IMAGINATION TO LIFE

In 2017 we celebrate 35 years of principal sponsorship of the Innovation & Excellence Awards.

At Rider Levett Bucknall (RLB) our vision and values are echoed in these awards, creating value through the skills and passion of our people, challenging the norm, seeking fresh ideas and delivering excellence.

It is for this reason that we recognise the importance of heralding the achievements of the 2017 national development finalists.

The shortlisted projects shape the future of the built environment and create a better tomorrow.

RLB is pleased to have helped bring the projects showcased in this publication to life.

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# 2017 NATIONAL AWARD FINALISTS

PROPERTY COUNCIL OF AUSTRALIA / RIDER LEVETT BUCKNALL  
INNOVATION & EXCELLENCE AWARDS

## AFFORDABLE HOUSING

- › Fitzgibbon Chase (Economic Development Queensland)
- › The Platform Apartments (City West Housing)
- › The Steps Central Park (Frasers Property Australia/Sekisui House Australia)
- › The Village, Townsville (Economic Development Queensland)
- › Whiteman Edge (Stockland)

# 2017 NATIONAL AWARD FINALISTS

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INNOVATION & EXCELLENCE AWARDS

## BUSINESS OR INDUSTRIAL

- › 1 Thomas Holt Drive (AMP Capital)
- › ALDI Regency Park Distribution Centre (ALDI Foods)
- › Caribbean Park (Caribbean Park/Caribbean Gardens)
- › Cockburn Commercial Park (LandCorp)
- › Rhodes Corporate Park (Frasers Property Australia)

## ALDI REGENCY PARK DISTRIBUTION CENTRE SA



The ALDI Regency Park Distribution Centre enabled ALDI to bring a new type of shopping experience to the South Australian supermarket sector. ALDI's model is to provide high quality groceries at the lowest possible price with a vision of opening up to 50 stores in South Australia.

Client: ALDI Foods

Architect: Bell Architecture

Services: Cost Management & Quantity Surveying

# 2017 NATIONAL AWARD FINALISTS

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## DEVELOPMENT INNOVATION

- › Blacktown City Council's Portfolio of Community Hubs (Blacktown City Council)
- › Duo (AVID Property Group)
- › Fitzgibbon Chase (Economic Development Queensland)
- › Gardenhill (Beulah International)
- › International House Sydney (Lendlease)
- › Kemira at IRT William Beach Gardens (IRT Group)
- › Kiaora Lands Double Bay (Woollahra Council)
- › La Trobe Tower (Hickory Group)
- › Little National Hotel (Doma Group)
- › New Generation Rollingstock Maintenance Centre (Arcadis Australia Pacific)
- › UniSA Mt Gambier Learning Centre (Russell & Yelland Architects/Guida Moseley Brown Architects)
- › Walert House - Bundoora West Student Accommodation (RMIT Property Services/ Built/RMA/DCWC/Bonacci)
- › WGV at White Gum Valley (LandCorp)
- › Yarrabilba (Lendlease Communities)

## NEW GENERATION ROLLINGSTOCK MAINTENANCE CENTRE QLD



The \$4.4 billion New Generation Rollingstock Maintenance Centre project, has been constructed to service and maintain 75 new passenger trains for the next 30 years.

Client: Bombardier

Architect: Mode Design

Services: Cost Management & Quantity Surveying



# 2017 NATIONAL AWARD FINALISTS

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## DIVERSITY <250

- › Capstone
- › HFM Asset Management

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## DIVERSITY >250

- > Arup
- > Aurecon
- > Crown Resorts
- > GHD
- > KPMG
- > Lendlease
- > McCullough Robertson
- > Mirvac Limited
- > The Star Entertainment Group

# 2017 NATIONAL AWARD FINALISTS

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INNOVATION & EXCELLENCE AWARDS

## GOVERNMENT LEADERSHIP

- › Community Use of Vacant Rail Buildings (CUVRB) Program (VicTrack)
- › Kiaora Place, Double Bay (Woollahra Council)
- › Mt Gambier New Learning Centre (University of South Australia)

## MT GAMBIER NEW LEARNING CENTRE SA



Collaborative and consultative processes were engaged to fund, design and build the Mount Gambier Learning Centre. Iconic in the region, the centre is utilised for education and community activities.

Client: University of South Australia

Architect: Russell & Yelland Architects with Guida Moseley Brown Architects

Services: Cost Management & Quantity Surveying

# 2017 NATIONAL AWARD FINALISTS

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## HERITAGE DEVELOPMENT

- › 5 Martin Place (Dexus Property Group/Cbus Property)
- › Florey Building (Australian National University)
- › Harbour Mill (Edwin Davey)
- › Junction Place (Places Victoria)
- › Primus Hotel (Greenland (Australia) Investment)
- › RMIT Building 11 Redevelopment, Old Melbourne Gaol Chapel & Entrance Buildings (RMIT Capital Works Project) (RMIT University)
- › State Buildings, Perth (FJM Property)
- › The Gallery at Botanica (Frasers Property Australia)

## FLOREY BUILDING ACT



The Florey Building is a stunning example of reuse and adaptation of an original university building from the 1950s. The major restoration and interior upgrade now meets contemporary accessibility, educational and servicing needs, while retaining its heritage values.

Client: Australian National University

Architect: Collard Clarke Jackson Architects

Services: Cost Management & Quantity Surveying

## PRIMUS HOTEL NSW



Primus Hotel Sydney perfectly captures the progression of Art Deco design of the late 1930s. The building has been transformed from a former commercial space to a fully functional 172-room five-star hotel.

Client: Greenland

Architect: Woods Bagot

Services: Cost Management & Quantity Surveying

## STATE BUILDINGS WA



The State Buildings project was a major heritage refurbishment to convert one of Perth's most significant historical and state heritage buildings into a 48-room luxury boutique hotel.

Client: FJM Property

Architect: Kerry Hill Architects/Palassis Architects (Heritage)/Spaceagency (Hospitality areas)

Services: Cost Management & Quantity Surveying



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## MASTER PLANNED COMMUNITY

- › Calleya (Stockland)
- › Discovery Point (Frasers Property Australia/La Salle Investment Management)
- › Elizabeth Hills Masterplan Precinct (Mirvac Homes)
- › Fairwater (Frasers Property Australia)
- › Fitzgibbon Chase (Economic Development Queensland)
- › Newhaven (Stockland)
- › North Lakes (Stockland)
- › Sanctuary (UrbanGrowth NSW)
- › Selandra Rise (Stockland)
- › Shell Cove (Frasers Property Australia/Shellharbour City Council)
- › Springfield Lakes (Lendlease Communities)
- › Vale (Stockland)
- › Williams Landing (Cedar Woods Properties)

## SHELL COVE NSW



Shell Cove is a coastal community nestled between beaches and state parkland on the NSW South Coast, only 22km south of Wollongong and just over an hour's drive from Southern Sydney.

Client: Frasers Property Australia/Shellharbour City Council/Waterman AHW

Architect: HDR Rice Daubney

Services: Cost Management & Quantity Surveying, Advisory

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## MIXED-USE

- › DFO Stage 4 Expansion (Brisbane Airport Corporation)
- › Discovery Point (Frasers Property Australia/La Salle Investment Management)
- › Era Chatswood by Mirvac (Mirvac Projects)
- › Harbour Mill (Edwin Davey)
- › Kiaora Place, Double Bay (Woollahra Council)
- › PACIFIC Bondi Beach (Rebel Property Group/Capit.el Group)
- › Village Quay, Rhodes (Billbergia Group)

## VILLAGE QUAY NSW



The Village Quay precinct on the Rhodes Peninsula features stylish buildings integrated with beautifully landscaped gardens, commercial and retail.

Client: Billbergia

Architect: SJB

Services: Cost Management & Quantity Surveying

# 2017 NATIONAL AWARD FINALISTS

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INNOVATION & EXCELLENCE AWARDS

## OFFICE DEVELOPMENT

- › 5 Martin Place (Dexus Property Group/Cbus Property)
- › 20 Martin Place (Pembroke Real Estate)
- › 180 Brisbane by Daisho (Daisho)
- › 480 Queen Street (Dexus Property Group/DEXUS Wholesale Property Fund)
- › 567 Collins Street, Melbourne (Investa Commercial Property Fund (ICPF) and Investa Office Fund (IOF))
- › 570 Bourke Street (Charter Hall)
- › Queensland Rail - Rail Management Centre (Queensland Rail)

## 480 QUEEN STREET QLD



480 Queen is a new generation premium office tower – a vertical community that invites the public to mix with tenants and has transformed its Brisbane CBD precinct.

Client: Grocon

Architect: BVN

Services: Cost Management & Quantity Surveying



## 567 COLLINS STREET VIC



567 Collins is a premium-grade asset offering unprecedented connectivity, a sustainable environment, flexible floorplates and compelling amenities.

Client: Investa Office Fund and Investa Commercial Property Fund

Architect: SpowersCox

Services: Cost Management & Quantity Surveying

## 570 BOURKE STREET VIC



570 Bourke has been designed for today's working style with a focus on people and the environment. The building's architecture and interior design creates a future-focused workplace that provides maximum efficiency and personal wellbeing with minimum environmental impact.

Client: Charter Hall's Core Plus Office Fund

Architect: HASSELL

Services: Cost Management & Quantity Surveying



# 2017 NATIONAL AWARD FINALISTS

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INNOVATION & EXCELLENCE AWARDS

## PROJECT INNOVATION

- › 888 Collins Street Lighting Installation (Lendlease)
- › Aura Engagement Excellence Program (Stockland)
- › Benefit+ (Stockland)
- › Calleya (Stormwater Innovation) (Stockland)
- › CRISTAL Washroom Monitor (Westralian)
- › Crowd Funding Real Estate Land Subdivision (DNW Group/Clearstate)
- › Defence BI - being intelligent with our data (JLL)
- › Mater Private Hospital Springfield - Individual Room Control (Norman Disney & Young/Mater Health Services)
- › Pacific Fair Digital Chandelier (AMP Capital Shopping Centres)
- › Wynyard Station (Novo Rail) (Aurecon/Laing O'Rourke/Transport for NSW/RCR Infrastructure)

# 2017 NATIONAL AWARD FINALISTS

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## PUBLIC BUILDING

- › Centre for Children's Health Research (Queensland Government Department of Health/Queensland Hospital and Health Service)
- › Flinders University Hub and Plaza (Flinders University)
- › Geelong Library & Heritage Centre (City of Greater Geelong)
- › Olympic Park Community Facility (Collingwood Football Club)
- › University of Queensland Oral Health Centre (University of Queensland)

## FLINDERS UNIVERSITY HUB AND PLAZA SA



Flinders University's \$63-million hub and plaza is the new heart of the Bedford Park campus. Delivering more than 11,000 square metres of enhanced facilities, the project has created a dynamic precinct redefining the way students use their campus.

Client: Flinders University

Architect: Woods Bagot

Services: Cost Management & Quantity Surveying

## UNIVERSITY OF QUEENSLAND ORAL HEALTH CENTRE QLD



At nearly 30,000 square metres, the UQ Oral Health Centre is the largest and most comprehensive centre of its kind in the southern hemisphere. The building utilises the local topography to engage each level with a neighbouring park.

Client: University of Queensland

Architect: Cox Architecture

Services: Cost Management & Quantity Surveying

# 2017 NATIONAL AWARD FINALISTS

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## RESIDENTIAL

- › 108 Flinders Street (Riverlee)
- › Anadara & Alexander, Barangaroo South (Lendlease)
- › Augustine Heights (Stockland)
- › Banbury Village (Cedar Woods Properties)
- › Bay Pavilions (PietyTHP)
- › Botanica Residences (Aria Property Group)
- › Discovery Point (Frasers Property Australia/La Salle Investment Management)
- › Era Chatswood by Mirvac (Mircac Projects)
- › Fairwater (Frasers Property Australia)
- › Harbour Mill (Edwin Davey)
- › Leigh Apartments (Steller)
- › Maestro (Mircac)
- › Shell Cove (Frasers Property Australia/Shellharbour City Council)
- › Stone Ridge (Stockland)
- › Swanston Square Apartments (Grocon)
- › Village Quay Rhodes (Billbergia Group)

## 108 FLINDERS STREET VIC



108 Flinders, located in the luxurious east end of Melbourne CBD consists of 189 apartments over 12 levels. The building offers a hotel-style internal drop off area, gymnasium, residents lounge, restaurant, internal courtyard and a rooftop terrace.

Client: Riverside Properties

Architect: Fender Katsalidis

Services: Cost Management & Quantity Surveying

## ANADARA & ALEXANDER, BARANGAROO SOUTH NSW



Anadara and Alexander comprises 159 luxury apartments across two buildings and was the first stage of residential at Barangaroo South. The residences were sold in August 2013 with prices up to \$40,000 per square metre.

Client: Lendlease

Architect: FJMT (Anadara)/PTW (Alexander)

Services: Cost Management & Quantity Surveying

## BAY PAVILIONS NSW



Bay Pavilions offers a harmonious balance of natural beauty, village life, and easy city access. Five eco-sensitive pavilion buildings house 273 apartments, with an architectural style that uses the rich natural landscape as its inspiration.

Client: Peity THP

Architect: Marchese and Partners

Services: Cost Management & Quantity Surveying



## SWANSTON SQUARE APARTMENTS VIC



Completed in March 2015, the tower features 536 residential apartments. Communal areas such as a sky deck facilitate engagement and connection among residents.

Client: Grocon

Architect: ARM Architecture

Services: Cost Management & Quantity Surveying

## VILLAGE QUAY NSW



The Village Quay precinct on the Rhodes Peninsula features stylish buildings integrated with beautifully landscaped gardens, commercial and retail.

Client: Billbergia

Architect: SJB

Services: Cost Management & Quantity Surveying

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## RETIREMENT LIVING DEVELOPMENT

- › Life Style Manor (Independent & Assisted Living)
- › Mernda Retirement Village (Stockland)
- › The Village Coorparoo (The Village at Coorparoo)
- › Wivenhoe Village (Wivenhoe Partnership/Mbark/Sisters of the Good Samaritan)

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INNOVATION & EXCELLENCE AWARDS

## SHOPPING CENTRE DEVELOPMENT

- › Stockland Baldivis (Stockland/Investa Commercial Property Fund)
- › Stockland Glasshouse (Stockland)
- › Stockland Wetherill Park (Stockland)
- › The Ponds Shopping Centre (ISPT)

## THE PONDS SHOPPING CENTRE NSW



Completed in 2015, The Ponds Shopping Centre balances environmental sustainability with contemporary sensibilities. The centre was awarded a 6 Star Green Star Retail Centre Design rating for World Leadership in environmentally sustainable design by the Green Building Council of Australia.

Client: Frasers Property Australia

Architect: NH Architecture

Services: Cost Management & Quantity Surveying

# 2017 NATIONAL AWARD FINALISTS

PROPERTY COUNCIL OF AUSTRALIA / RIDER LEVETT BUCKNALL  
INNOVATION & EXCELLENCE AWARDS

## SUSTAINABLE DEVELOPMENT – EXISTING BUILDINGS

- › 1 Thomas Holt Drive (AMP Capital)
- › 171 Collins Street (Cbus Property/Charter Hall)
- › 180 Brisbane by Daisho (Daisho)
- › 5 Martin Place (Dexus Property Group/Cbus Property)
- › Mill Green (GDI Property Group)
- › Stockland Shellharbour (Stockland)

## 1 THOMAS HOLT DRIVE NSW



1 Thomas Holt Drive has taken an innovative approach to sustainability to create a new generation of premium office space in Sydney's Macquarie Park.

Client: Savills/Metcash/AMP Capital

Architect: Architectus

Services: Advisory

## 171 COLLINS STREET VIC



Completed in 2013, 171 Collins Street applies innovative ESD principles to provide long-term efficiencies and a healthier working environment for tenants. The building's environmental credentials include a 6 star NABERS Energy rating achieved in July 2016.

Client: Cbus Property and Charter Hall Joint Venture

Architect: Bates Smart

Services: Cost Management & Quantity Surveying



# 2017 NATIONAL AWARD FINALISTS

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INNOVATION & EXCELLENCE AWARDS

## SUSTAINABLE DEVELOPMENT – NEW BUILDINGS

- › Barangaroo South Waste Management (Lendlease)
- › Floth 69 Robertson Street, Fortitude Valley (69 Robertson Street)
- › The Steps Central Park (Frasers Property Australia/Sekisui House Australia)
- › University of Queensland Oral Health Centre (University of Queensland)

## BARANGAROO SOUTH WASTE MANAGEMENT NSW



Barangaroo is Sydney's largest redevelopment since the 2000 Olympics, with ambitious sustainability targets for embodied carbon, energy, waste and water. The strategy is to look beyond just the sustainable design of buildings, but also to focus on the sustainable operation of the precinct.

Client: Lendlease

Architect: Rogers, Stirk, Harbour and Partners together with a number of other architects

Services: Cost Management & Quantity Surveying

## UNIVERSITY OF QUEENSLAND ORAL HEALTH CENTRE QLD



The UQ Oral Health Centre is a teaching and research building and Australia's largest public dental clinic. The facility is a stimulating, collaborative environment designed to help reduce the high attrition rate of dentistry students.

Client: University of Queensland

Architect: Cox Architecture

Services: Cost Management & Quantity Surveying

# 2017 NATIONAL AWARD FINALISTS

PROPERTY COUNCIL OF AUSTRALIA / RIDER LEVETT BUCKNALL  
INNOVATION & EXCELLENCE AWARDS

## TOURISM & LEISURE

- › Little National Hotel (Doma Group)
- › Primus Hotel (Greenland (Australia) Investment)
- › Sealife Melbourne Aquarium (Merlin Entertainments)
- › Vibe Hotel Canberra Airport (Capital Property Group)

## PRIMUS HOTEL NSW



Primus Hotel Sydney perfectly captures the progression of Art Deco design of the late 1930s. The building has been transformed from a former commercial space to a fully functional 172-room five-star hotel.

Client: Greenland

Architect: Woods Bagot

Services: Cost Management & Quantity Surveying

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INNOVATION & EXCELLENCE AWARDS

## WORKPLACE PROJECT

- › Australia Post (Gray Puksand)
- › Camerino (Grosvenor Place and Co-owners, Dexus Property Group/ Mirvac Group/Arcadia)
- › Collection House Limited (CR Commercial Property Group)
- › Jemena Head Office Melbourne (Jemena)
- › Nine Network (Nine Network Australia)
- › Sparke Helmore Fitout (Sparke Helmore Lawyers)
- › Westpac Barangaroo (Lendlease)
- › Woods Bagot Melbourne Office (ADCO Constructions)

## NINE NETWORK SA



The Nine Network project involved the fit-out of 2,000 square metres over three-levels to create a modern broadcasting facility. A critical aspect was the service infrastructure required for the 36 rack data centre.

Client: Nine Entertainment

Architect: Capsule Projects

Services: Cost Management & Quantity Surveying



## WESTPAC BARANGAROO NSW



The Westpac tenancy houses 6,500 employees and was the first tenancy to be occupied within the new Barangaroo precinct. The project demonstrates innovative interior design, extensive stakeholder engagement, change management and workplace sustainability.

Client: Westpac Banking Corporation/Lendlease

Architect: Geyer

Services: Advisory



## WOODS BAGOT MELBOURNE STUDIO VIC



The Woods Bagot office fit-out was within the partially occupied building in 498 Little Collins Street, in the CBD. Completed within a three-month fast-track program, demolition work involved cutting out an area between levels to create a central auditorium.

Client: Woods Bagot

Architect: Woods Bagot

Services: Cost Management & Quantity Surveying

## PROJECT INDEX

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