

# T HUTCHIES' TRUTH

A QUARTERLY NEWSLETTER FOR HUTCHINSON BUILDERS

JUNE 2004

## New internal linings teams win Hutchies' projects

SINCE its beginnings in mid 2003, Hutchies Internal Linings (HIL), has become a highly successful and valuable component of the organisation.

HIL is the company's internal sheeting contractor, with team leader, Dave Liebke, contract administrator, Melinda Fritz, and estimator, Shane Rush.

As the internal walls and ceilings division of Hutchinson Builders, HIL has been kept busy working on Hutchies' projects and offering assistance to other builders with defect work on a contract basis by supplying manpower on many projects from a few hours to a few days.

HIL remains competitive against outside contractors. However, it is not Hutchies' intention to use HIL for more than around 10% of its walls and ceilings requirements, ensuring there is plenty of opportunity for our traditional external contractors.

HIL works with the cost planners at the design and tender stages of projects, assisting with budgets and design change cost savings.

HIL site supervisors work with Hutchies'



Some of Hutchies' HIL team.



HIL contract administrator Melinda Fritz.

foremen to create a smooth running job site and, wherever possible, strive to push the construction program and other trades forward. HIL currently has a team of 30 working on projects and looks forward to a positive and profitable future.

Since May 2003, HIL has successfully completed and is currently constructing various projects including River Edge Apartments, Right Bank Apartments and Pavilions Apartments, all at Bulimba; Mt Gravatt shops; Jindalee Aged Care; Pacific Pines Sales Office;

Sunnymeade Nursing Home; R&R Poultry; Fisherman's Island; QUT; Helensvale Bowls Club; Transpacific Offices at Milton; Darra Woolworths and Sandgate RSL worth a total cost of almost \$5 million.

HIL is targeting a number of projects to round out 2004, including: Oxford on Boadwalk Apartments, Scarborough Beach Resort, The Reach Apartments, Mt Warren Park Bi-Lo, Woolstore, Ferny Grove Shopping Centre, Upper Coomera Bi-Lo, City Gate IV and Helensvale Bowls Club.



HIL projects – The Edge Apartments and Rightbank Apartments, both at the inner Brisbane suburb of Bulimba.

## Extreme challenge for Surf Dive n Ski

THE new \$2.4 million retail outlet for Surf Dive N Ski, in New South Wales, has been a challenge for Hutchies' Sydney team.

The project is located in the heart of Bondi and is being constructed next to Westfield's \$780 million Bondi store redevelopment.

The project involves extensive coordination with Westfield's site management team, as access is gained along Oxford Street, which was closed to all traffic for road reconstruction during redevelopment.

Council handed over jurisdiction of Oxford Street to Westfield Development for the duration of the contract and access is gained through approval of Westfield.

The project is being managed on site by Geoff Fish who honed his coordination skills on the recently completed \$27 million Nest Apartments Project at Victoria Park.

The owners of the Surf Dive N Ski franchise in New South Wales are Tom and Bronwyn Tspiris, who have extensive experience in retail, establishing General Pant Company 15 years ago, before starting Surf Dive n Ski in New South Wales.

Once completed, the Bondi outlet will be the flagship store for New South Wales.



Day one of the new Bondi Surf Dive n Ski store ... the erection of hoarding and scaffolding.

## Communication key for construction



WITH such a diverse range of projects on the go, communication is a priority for Hutchies.

To ensure teams are always in contact with colleagues and are able to access real time project information, Hutchies has created a sophisticated data network that incorporates head office, all regional offices and major building sites.

At any time project staff can view job costs, budgets, workplace health and safety information and building standards, as well as communicate directly with consultants.

To enable faster and more efficient communication, Hutchies' building sites utilise DSL connections into a central network, enabling staff to be in constant communication with each other.

The network is maintained by IT Manager, **Jennifer Brock** (pictured above).

With a broad range of business experience and a Masters of IT, Jennifer is able to provide desktop support, network administration, and management of IT consultants, along with strategic planning for future growth.

From the  
Managing  
Director



We'll only take on what we know we can do...

FOLLOWING on from the theme of my article in the last Hutchies' Truth, we are determined to take on only what we know we can do.

But in our case, that is a lot, as we are geared to have 80 to 90 projects on the go at any given time, spread between Sydney, Cairns and westwards.

One of the secrets of Hutchies' success is the fact we directly employ a lot of people – currently about 330.

The diversity of skills among our people allows us to take on just about any type of work in any price range (small or large) in just about any location.

Working within our existing team structure, particularly in the currently buoyant market, is a major draw card for clients.

We're able to guarantee our clients that we won't take on their project without a tried and proven Hutchies' team available.

While this places a natural restriction on our capacity to grow, it provides certainty to clients that we will only work within our means. If we are prepared to take on a project, it will be undertaken by an experienced Hutchies' team.

We believe this approach offers the greatest chance for success for all concerned.

~ Greg Quinn, Managing Director

## Room with a (seasonal) view



HUTCHIES' Townsville office has occasional water views – depending on how hard it rains during the Wet – which causes havoc on the building sites, but it does give the office staff something to look forward to during the tropical downpours.

# Principal Builder honour from Stockland Development

HUTCHIES' Sunshine Coast Division has been appointed Principal Builder by Stockland Development.

Hutchies' initial brief was to deliver 18 high quality homes to be completed for inclusion within The Boardwalk stage one release at Coolum due in October this year. The site is half way between Noosa and Mooloolaba.

The homes now under construction have been individually architect designed and have a unique "beach architecture" flair.

The product will set new standards for Hutchinson's Residential Construction team.

Stockland Development Manager, John Warlow, described The Boardwalk as "an up market residential estate with direct beach access".

The Boardwalk will feature typical Stockland attention to detail with a heavy emphasis on landscaping throughout the estate and private open spaces and boardwalk style walkways leading to the beach.

On completion, the estate will have 255 house sites and three medium density sites which will yield around 200 units.

Stockland is one of the most diversified property groups in Australia, with interests in retail, commercial, industrial and residential property investment and development.



*Hutchies' North Coast team (l-r) Brad Miller, Leon Pennell, Peter Gill, Sarah Evans and Dean Reilly.*

Stockland has property assets in Australia and New Zealand valued at \$5.7 billion which includes 34 shopping centres with 2,600 tenants; 36 commercial office buildings with 422 tenants; 24 industrial offices and parks with 115 tenants; 81 residential development projects; and one of the leading apartment style hotel groups with 1,600 rooms under management.

More The Boardwalk Coolum info at <http://www.theboardwalk.com.au/>



*Houses under construction at The Boardwalk.*

## Toowoomba hard at work on retirement



*The Village Life project located in Gladstone.*

HUTCHIES' Toowoomba office has developed a reputation as retirement home specialists having completed, or working on, a total of 11 projects for Village Life, with a combined value of \$27.5 million.

Village Life projects have been completed in Bowen, Hervey Bay, Grafton, Tamworth, Toowoomba and Gladstone. Village Life projects are currently under construction at Coffs Harbour, Toowoomba (2), Cessnock and Rockhampton.

## Premier Display Home Award

HUTCHIES won the "Premier Display Home Award" for work at Riverside Gardens, Townsville, during the recent Delfin Lend Lease 2003 Grand Masters Awards.

Hutchies was one of four builders at Riverside Gardens who won four out of seven categories available to builders working on Delfin Lend Lease projects in Townsville, Cairns and Darwin.

Having their builders scoop four of seven possible regional awards was a great honour for Riverside Gardens and a reflection of the quality work being performed there. Riverside Gardens Project Director, Angelo Licciardello, congratulated the winning builders on their success.

"This year we have seen some fantastic homes being built and people who visit our community always comment on the great variety of quality homes we have on offer," he said.

"I'd like to extend special congratulations to our winning builders, but I also want to thank all our builders for the tremendous work they have done in creating homes people want to live in.

"Riverside Gardens has sold over 160 lots in the previous three months – 60 per cent of which has been snapped up by the builder market.

"Our record sales have enabled us to proceed with new stages well in advance of targets and price growth is continuing to strengthen.

"With new land releases every two weeks, we look forward to working closely with our building partners, who are vital to the success of our community."

Hutchies' Housing Manager, Jim Edwards, thanked his team members for their contribution to Hutchies' success.

"The Grand Masters Awards are great because they've helped strengthen our relationship with Riverside Gardens," Jim said.



## Vision for women at Crystal Awards

HUTCHIES was a sponsor of the annual Crystal Vision Awards conducted by the National Association of Women in Construction, which is an international organisation with the mission to promote and improve the construction industry by the advancement of women within it.

Hutchies enjoyed free exposure at the awards when the Master of Ceremony dropped his pants to reveal Hutchies' undies.

Hutchies' Chairman, Scott Hutchinson, attended the awards with Courtney Rees (pictured) and others.

## Rave race review for Outrigger crew

HUTCHIES' northern NSW team entered a crew in the recent Outrigger Corporate Challenge to raise funds for the newly established Tweed Outrigger Club and other local charities.

The crew included (pictured left to right, with race organiser Kate), Wayne Cullen, Clayton Iskov, Brett Smith and Glen Winters.

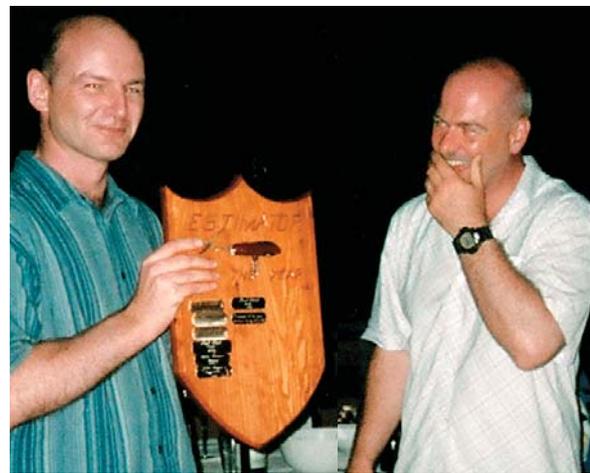
They finished in the top five, thanks to their superb physical condition developed on Hutchies' building sites.

The crew hadn't raised a sweat when photographed with Kate ... but, maybe that was **before** the race!



## Happy Birthday, Kevin

PROMINENT property developer, Kevin Miller, of Property Solutions, and creator of the now famous James Street precinct, in Brisbane's Fortitude Valley, recently turned 50 and celebrated in the popular party precinct with a party at the Citygate Building, completed by Hutchies in December 2003.



## Estimator of the Year

HUTCHIES' Estimator of the Year 2003 was won by Mick Connolly (left) who received his award from Paul David.



## Tim goes for six after bowling his maiden over

HELENA Ferguson is in for an interesting life as her wedding photo demonstrates.

Tim and Helena had their wedding ceremony at St Peter's Cathedral, Adelaide, followed by the reception at the Adelaide Oval, where Tim took the opportunity to hit a six into the Members' Stand.

Tim also is an international flying disc competitor (Frisbee) which should have made for an interesting honeymoon.



Hutchies' Ray Scobie was recently presented with a Community Development Award for his involvement in creation of a home for the Benarrawa Community Development Association at Graceville in Brisbane. The Association will provide centre-based development and support services for the local community. Ray's caring approach to the project and its owners resulted in the citation which reads: "We recognise and thank you for your valuable contribution to building a just, welcoming and inclusive community."



Hutchies' entire Townsville crew did the crop for the cure.



LEFT: Hutchies supported Jon Hopper, from Property Solutions, in his quest to raise money for leukaemia cure research.



RIGHT: Hutchies' site foreman, Shane Tyson, shaved his head for the cause.

## The kindest cut of all...

HUTCHIES' Townsville crew threw its weight behind the Leukaemia Foundation's World's Greatest Shave, to support the 6500 Australians diagnosed each year with leukaemia or a blood related disorder.

Their efforts raised \$8500 for the cause. Housing Manager, Jim Edwards, said it was great to see so many staff and associates support the event.

North Queensland team leader, John Galloway, said he would shave his head too if they raised an extra \$1500, so the event created a lot of interest in the office.



BILL Henley and Barry Davidson, from Hutchies in Toowoomba, receive their long service fishing rods from Robert Weymouth.



ABOVE: Beautiful Tayah was born on Good Friday to Melissa and Stuart Henderson – all doing well and settling into routine.

## Family extensions

BABIES sometimes get mixed up at the hospital, so it's not surprising that sometimes they get mixed up in Hutchies' Truth.

This baby (left) isn't Mary June Hutchinson, as indicated in the last edition, it is actually **Grant** and **Julie Le Boutillier's** little daughter, **Charli**. Apologies to all concerned.

NOTE: Scott "proof-read" the last Truth and didn't pick up that it wasn't his baby!



LEFT: Little Charlie is the gorgeous son of Harry and Rebecca White – already behaving and eating his veggies!

**Big Day Out...** Some of Hutchies' Northern New South Wales people joined the crowd (below) to enjoy Big Day Out. Rhonda and Vicki (below centre) took up seats in the dress circle, where Vicki soon became a star attraction (far right).



## DISTRIBUTION WAREHOUSE 26,000m<sup>2</sup> – GAVEN

**Job Value:** \$11.5m

**Job Description:** The project will be constructed using concrete tilt up wall panels and post tensioned slabs to expedite the construction. Hutchinson Builders is closely involved in the design of economic state of the art fire services to meet special code requirements on smoke exhaust and fire control for a building of this size.

Hutchies Project Manager: . . . Alex Seydel  
Hutchies Administrator: . . . Brett Smith  
Hutchies Foreman: . . . Peter Gordon  
Hutchies Cost Planner: . . . Michael Crossin  
Architect Firm: . . . Kar Design & Drafting Services Pty Ltd  
Structural Engineering Firm: . . . O'Shea & Partners Pty Ltd  
Civil Engineering Firm: . . . O'Shea & Partners Pty Ltd  
Electrical Firm: . . . Peter Eustale & Associates  
Client Project Management: . . . O'Shea & Partners Pty Ltd

## LOT 17, CAITHNESS COURT MIDDLE RIDGE

**Job Value:** \$400,000

**Job Description:** Lot 17, Caithness Court is situated in the newly developed "Trentwood" Estate in prestigious Middle Ridge Toowoomba. Much time and effort has been put into the fine tuning and attention to detail required. Working very closely with the clients this project is expected to result in a dream home when completed.

Hutchies Project Manager: . . . Robert Weymouth  
Hutchies Administrator: . . . Martin Cook  
Hutchies Foreman: . . . Greg Inwood  
Hutchies Cost Planner: . . . Danny Charlesworth  
Architect Firm: . . . Design Works  
Structural Engineering Firm: . . . RMA & Associates  
Civil Engineering Firm: . . . RMA & Associates  
Electrical Firm: . . . SJH Electrical

## LOURDES HOME FOR THE AGED DEVELOPMENT

**Job Value:** \$8.6m

**Job Description:** The project involves the construction of two new 42 bed nursing home complexes and four central common areas. The new works involve the integration of both services and building works into the existing complex.

Hutchies Project Manager: . . . Craig Simpson  
Hutchies Administrator: . . . Craig Simpson  
Hutchies Site Manager: . . . Steve Gallehawk  
Hutchies Supervisor: . . . Robert Weymouth  
Hutchies Cost Planner: . . . Danny Charlesworth  
Architect Firm: . . . Bickerton Masters Architecture  
Structural Engineering Firm: . . . Kehoe Myers  
Civil Engineering Firm: . . . Craig Simpson  
Electrical & Mechanical Firm: . . . Lincoln Scott  
Hydraulic Firm: . . . McKendry Rein Petersen  
Landscaping: . . . Greg O'Brien  
Quantity Surveyor: . . . Davis Langdon & Associates

## QUT BLOCK A – LIFT SHAFT

**Job Value:** \$276,850

**Job Description:** Construction of a new hydraulic lift shaft through three floors of the existing Block A building on the Kelvin Grove Campus of QUT.

## JOBS UPDATE with Barry Butterworth

The existing building was build around 1934, is of load-bearing masonry and in situ concrete construction. During construction the building was occupied within normal university hours.

Hutchies Project Manager: . . . Barry Butterworth  
Hutchies Administrator: . . . Anthony Kerridge  
Hutchies Site Manager: . . . Ron Niven  
Hutchies Cost Planner: . . . Trevor Bruiners  
Architect Firm: . . . S2F  
Structural & Civil Engineering: . . . ABC (Alexander Browne Cambridge) Consulting Engineers  
Mechanical Firm: . . . S2F  
Electrical Firm: . . . S2F

## VILLAGE LIFE – CESSNOCK

**Job Value:** \$2.7m

**Job Description:** 54 Bed retirement village for Village Life Ltd in the Hunter Valley which incorporates communal and recreational facilities for residents.

Hutchies Project Manager: . . . Matt Nielsen  
Hutchies Administrator: . . . Daniel Cooper  
Hutchies Site Manager: . . . Peter Teege  
Hutchies Supervisor: . . . Robert Weymouth  
Architect Firm: . . . Design Imagery  
Structural Engineering Firm: . . . Larkin Teys Consulting  
Civil Engineering Firm: . . . Larkin Teys Consulting  
Electrical Firm: . . . Heath Robinson  
Client Project Manager: . . . Barry Smith Project Management

## VILLAGE LIFE – TAYLOR ST, TOOWOOMBA

**Job Value:** \$2.8m

**Job Description:** The second retirement village complex built for Village Life Ltd in Toowoomba which is encompassed in a new residential subdivision.

Hutchies Project Manager: . . . Matt Nielsen  
Hutchies Administrator: . . . Daniel Cooper  
Hutchies Site Manager: . . . Geoff Kampf  
Hutchies Supervisor: . . . Robert Weymouth  
Architect Firm: . . . Design Imagery  
Structural Engineering Firm: . . . Larkin Teys Consulting  
Civil Engineering Firm: . . . Larkin Teys Consulting  
Electrical Firm: . . . Heath Robinson  
Client Project Manager: . . . Barry Smith Project Management

## VILLAGE LIFE – BRIDGE ST, TOOWOOMBA

**Job Value:** \$2.8m

**Job Description:** The third retirement village complex built for Village Life Ltd in Toowoomba which consists of a 58 bedroom complex which is linked to communal & recreational facilities.

Hutchies Project Manager: . . . Matt Nielsen  
Hutchies Administrator: . . . Daniel Cooper  
Hutchies Site Manager: . . . Lance Biddle  
Hutchies Supervisor: . . . Robert Weymouth  
Architect Firm: . . . Design Imagery  
Structural Engineering Firm: . . . Larkin Teys Consulting

Civil Engineering Firm: . . . Larkin Teys Consulting  
Electrical Firm: . . . Heath Robinson  
Client Project Manager: . . . Barry Smith Project Management

## VILLAGE LIFE – ROCKHAMPTON

**Job Value:** \$2.5m

**Job Description:** Another Retirement village for Village Life – Regional Queensland which consists of 52 units linked to communal and recreational facilities for Residents.

Hutchies Project Manager: . . . Matt Nielsen  
Hutchies Administrator: . . . Daniel Cooper  
Hutchies Site Manager: . . . Ron Colefax  
Hutchies Supervisor: . . . Robert Weymouth  
Architect Firm: . . . Bruce Gow & Associates  
Structural Engineering Firm: . . . Bruce Gow & Associates  
Civil Engineering Firm: . . . Concept Engineering  
Electrical Firm: . . . Ashburner Francis

## WAGNERS – COMPOSITE FIBRE TECHNOLOGIES SHED

**Job Value:** \$1.3m

**Job Description:** New composite fibre technology complex for Wagners Investments in Toowoomba which consists of the construction of a 1800m<sup>2</sup> workshop area linked to a new administration area.

Hutchies Project Manager: . . . Matt Nielsen  
Hutchies Administrator: . . . Daniel Cooper  
Hutchies Site Manager: . . . Geoff Kampf  
Hutchies Supervisor: . . . Robert Weymouth  
Hutchies Cost Planner: . . . Danny Charlesworth  
Architect Firm: . . . Rowen Myer & Associates  
Structural Engineering Firm: . . . Rowen Myer & Associates  
Civil Engineering Firm: . . . Rowen Myer & Associates  
Client Project Manager: . . . Nick Canto

## WESTBROOK HORSE STABLES

**Job Value:** \$ 450,000

**Job Description:** Situated in Westbrook, Toowoomba amongst horse grazing and breeding territory, Hutchies is constructing a new stable complex. Totaling 900m<sup>2</sup> floor area the stable complex includes all services required for breeding and training race horses, such as wash bay, mechanical walker, individual stable enclosures and an office for the handlers.

Hutchies Project Manager: . . . Robert Weymouth  
Hutchies Administrator: . . . Martin Cook  
Hutchies Site Manager: . . . Gavin Wilkie  
Hutchies Cost Planner: . . . Robert Weymouth  
Architect Firm: . . . Arenkay Design  
Structural Engineering Firm: . . . Reid Consulting  
Civil Engineering Firm: . . . Reid Consulting  
Electrical Firm: . . . Tony Thompson Electrical

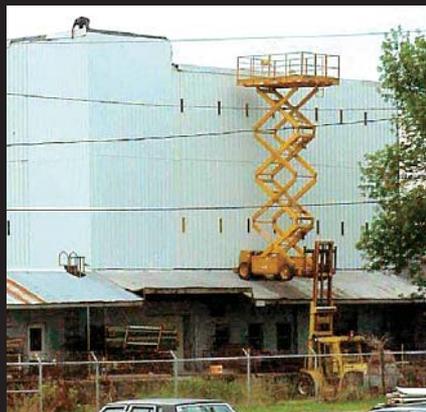
## WROTHAM PARK RESORT

**Job Value:** \$2.4m

**Job Description:** Development of P&O 300km west of Cairns at Wrotham Park Station. The development consists of a centre complex and 10 detached villas for accommodation.

Hutchies Project Manager: . . . Barry Butterworth  
Hutchies Supervisor: . . . Len White  
Hutchies Site Manager: . . . Darryl Morris  
Hutchies Administrator: . . . Dave Smythe  
Hutchies Cost Planner: . . . Barry Butterworth  
Architect Firm: . . . Pike Withers  
Structural Engineering Firm: . . . ACOR

## Shocker of The Year...



This picture came from the internet. Location unknown!

## Developers wave washes over Magnetic Is.

HUTCHIES is at the forefront of a harbour side construction boom on Magnetic Island, North Queensland, which is the beginning of a \$175 million property development wave in the region.

A \$2 million shopping centre being built by Hutchies for Gordon Property Developments at Nelly Bay kicked off the development surge on the tropical island, near Townsville. The first of an expected 60-man workforce arrived on the island to start work in February.

Construction of the first of 250 harbour side units – the 13-unit Docks and the 10-unit Sola apartments – has commenced with Gordon Property Development's 150-unit Peppers Blue on Blue Resort starting soon.

Gordon Property Development has plans for other projects on Magnetic Island.

Hutchies' site manager is Noel McPherson and the administrator is Chris Ahern.



THE sign says it all ... Principal, Terry Hayes, staff and students at St Saviours, in Toowoomba, are delighted with the new Pre-School building built by Hutchies. They wanted to say thanks, and decided to share their joy, and appreciation, with the world.



HUTCHIES' Toowoomba Social Club enjoyed two major outings during the year – one to the Granite Belt wine region and the other to the One Day International at the Gabba.

## Travelling undies...



Hutchies' work ethic of "head down, bum up" applies, even when staff get down and boogie and party hard, as they did at the post wedding party for Don O'Rorke, of Consolidated Properties.



When the women in the Hutchies' Social Club enjoyed a weekend getaway onboard the cruise ship, Super Star Leo, one of them couldn't leave her feelings for Hutchies behind. She included Hutchies' g-string and tats in her holiday wardrobe to great effect.



## Teamwork wins support for BBC Eight

CHAIRMAN, Scott Hutchinson, recently presented a rowing sponsorship cheque to Brisbane Boys' College 1st Eight. To the boys' credit, they all turned up in Hutchies' Undies for the official photo – which should have earned them extra dollars!



## Leo – sign of a good time

SOME of the women in Hutchies' Social Club who enjoyed a weekend getaway onboard the cruise ship, Super Star Leo. Rear (from left) Renee, Audrey, Chantal, Teresa, Sally, Kellie. Front (from left) Jodie, Sharon, Courtney and Mandie.



**Sponsorship renewed** Hutchies last year sponsored the Browns Plains Bears Under 12 Junior C and was so delighted with the boys' performance that the team will receive sponsorship again for this season.

## Awesome experience at rowing



HUTCHIES recently took part in a 'come down and try rowing' day at the Jindalee Boat Ramp, organised by Simon Newcomb.

The promotion attracted 100 potential rowers, and a team of BBC Under 16 oarsmen worked hard during the afternoon, taking students out onto the water as part of their rowing experience.

## SCRATCH-ITS

IF your Hutchies' Scratchie matches the lucky numbers listed you are a winner! To claim your prize telephone Hutchies on (07) 3376 4044

**Prizes compliments of Hutchinson Builders.**

No.	Prize	No.	Prize	No.	Prize
16040	Hutchies G-String	17123	Hutchies Undies	18006	Hutchies Port
16211	Hutchies Undies	17285	Hutchies Shirt	18077	Hutchies Shirt
16484	Level	17327	Screw Driver Set	18100	Hutchies G-String
16500	Drill Bit Set	17494	Hammer	18162	Hammer
16658	Hutchies G-String	17555	Hutchies Port	18225	Paint Brush Set
16799	Hutchies Port	17642	Craggy Range Wine	18266	Screw Driver Set
16865	Mystery Tool	17663	Hutchies Port	18293	Hutchies Undies
16931	Hutchies Undies	17778	Hutchies Undies	18330	Drill Bit Set
17000	Hutchies Spray Jacket	17834	Hutchies Shirt	18394	Hutchies G-String
17070	Hutchies G-String	17999	Mystery Tool	18400	Hutchies Shirt

## HUTCHINSON BUILDERS

Established 1912

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**Seventeen Mile Rocks, Qld 4073.**

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Hutchies' Truth

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