

“Industry House heralds a vibrant, robust and exciting new start for Civic” *Terry Snow*



Key Players: Stephen Byron, Josip Zivko and Terry Snow



Revitalising Civic

According to Terry Snow, Industry House is a building that promises to bring new life and vibrancy to Civic.

It's a building that draws on the wealth of experience that Mr Snow and his team are gaining during the construction of the award winning and environmentally sensitive Brindabella Business Park.

“Industry House is a state-of-the-art building that heralds a vibrant, robust and exciting new start for Civic,” he says. The proponent of ‘The Living City Plan’, an ambitious project that would have given Canberra a modern city heart worthy of the nation’s capital, Mr Snow’s decision to join with Consolidated Builders and build a new home for the Department of Industry, Tourism and Resources triggered a construction boom in Civic. “Civic was long overdue for a face lift,” he said.

A transcript of Mr Snow’s remarks at the official opening of Industry House follows: “It is a great source of satisfaction and pride

for me today to welcome the Minister and representatives of the Department, on to the site of the Department’s new home in the National Capital.

I am delighted to say that this building represents the renaissance of Civic. It is the first significant building to be constructed here in 12 years. And I acknowledge and salute the Australian Government’s leadership in contributing to this renaissance. Because without the vision and foresight of the Government and the Department, this first-class building might not have happened. The Australian Government’s contributions to this city are not always recognised but I am more than happy to do so today.

May I also take the opportunity to thank and pay tribute to our partners, Consolidated Builders, who secured this valuable site when it was passed in at auction. They showed great initiative and enterprise.

Minister, we were invited to participate in a joint venture arrangement with Consolidated Builders to construct the best building in Civic and I believe we have done so. As the builder of the Brindabella Business Park at the Airport, a Park that has won national and international recognition, this was an invitation we couldn’t

ignore. Here was an opportunity to create a building of the same quality and high standards as those on offer at the Brindabella Business Park.

Accordingly, we committed to achieve a 4 Star Australian Building Greenhouse Energy Rating (ABGR) for this building. However, it gives me great pride to say that we have done better than that! At no additional cost, we have installed frictionless chillers which have delivered a fantastic 5 Star ABGR building!

And, in doing so we have reduced carbon dioxide emissions by a further fifteen hundred tonnes compared to a conventional A-grade building. In other words, this building uses roughly half the energy or, if you like, the equivalent of taking some 350 cars permanently off the road. This is an environmental achievement of which I am personally very proud.

I thank the Minister for his attendance and the Department for having the confidence in us to deliver such a high quality building. I wish them the best in their new home.”

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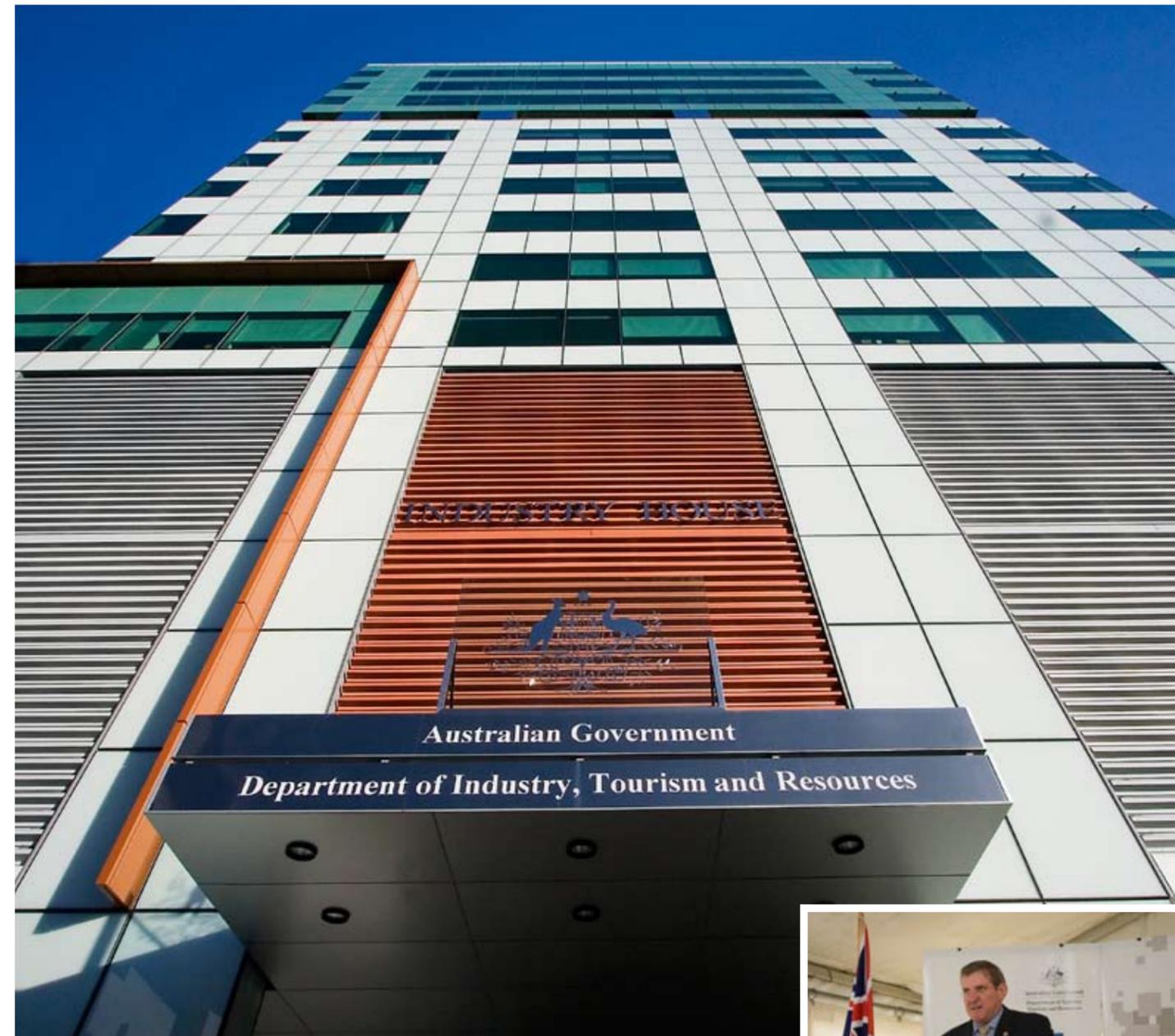
The Hub Special Edition



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INDUSTRY HOUSE - A Smart Building for Smart People



Welcome to this special edition of The Hub which celebrates the opening of Industry House by the Minister for Industry, Tourism and Resources, Mr Ian Macfarlane, Tuesday, 2 November.

Built jointly by Capital Property Group owners of Canberra International Airport, and Consolidated Builders, Industry House

creates new benchmarks for government accommodation in Canberra. It also triggered a renaissance in Civic which today undergoes a construction boom.

Hailing it “a smart building for smart people,” Mr Macfarlane says Industry House sets high standards for others to follow.



Ian Macfarlane opens Industry House

Industry House: "Smart Building For Smart People".

It's a building that sets new standards in energy efficiency and water and waste management initiatives.

It's also a building that has triggered a construction renaissance in Civic, Canberra's commercial heart. Located on Binara St, Civic, Industry House is the new home for the Department of Industry, Tourism and Resources.

Designed to accommodate the Department's 1,500 staff under the one purpose built roof, Industry House provides three levels of parking for 260 cars, high quality landscaping and boasts an 80 place childcare facility.

Little wonder then that Ian Macfarlane, the Minister for Industry, Tourism and Resources, has labelled it "a smart building for smart people."

He says it's a building that sets an example in environmental, staff and social responsibility for others to follow.

"With this building we are showing

responsibility to our staff, our stakeholders and – very importantly – to the environment," Mr Macfarlane told guests attending the official opening.

"We're also showing responsibility to the mandate of the Department which can be summed up as innovation, integration, investment and international competitiveness. That's smart thinking and let me assure you, this building is smart."

In fact, so smart that it will achieve the Australian Building Greenhouse Rating of 5 stars making it the highest rating of any building in Canberra under this scheme.

Some of the smart features identified by Mr MacFarlane include:

Air conditioning: An essential feature of any workplace, air conditioning is traditionally one of the most energy consuming features in any building. But not any more. Industry House features a new development known as frictionless chillers. They chill the air pumped through the building and use less than half the energy of traditional chillers. Fitted with variable speed drives, they can increase or decrease their output as required.

"This means if there is a sudden cold snap in summer you don't walk into the building and feel as though you are in the cold room of a

supermarket," says Mr MacFarlane.

Solar hot water: The solar panels developed for Industry House have a life of 12 years – a longer life than gas hot water systems. New tap systems dispense boiling and chilled water, making kettles obsolete and eliminating the need for expensive bottled water. Energy efficient and safer than kettles or urns, filtered water is always on tap for hot or cold drinks. And to further conserve energy, taps have sleep modes enabling them to be powered down during periods of inactivity.

Car parks: Most car parks or motor tunnels have fume extraction systems. However, Industry House does not have one. "We insisted that this car park be designed in such a way that one is not needed," says Mr. Macfarlane. "We are aware of the environmental concerns about such systems so we specified that a design be formulated so we didn't need one – now, that's innovation."

Lighting controls: Designed to reduce energy consumption, the controls in Industry House automatically turn off lights in unoccupied rooms and reduce lighting levels when appropriate. Lights that are next to windows are equipped with sensors so they can automatically reduce or increase their brightness on overcast or sunny days.

Water Savings: Industry Houses incorporates a wide range of water saving initiatives

– water-free urinals, dual flush toilets, water management systems for basins, sinks, showers and rain water collection tanks. When combined, these initiatives will reduce water usage from 29,000 litres a day to 12,000 – a huge saving. "If you consider that the average daily use per person is 150 litres, these initiatives will cut that usage to about 60 litres per person a day – that's more than six Olympic pools full of water from just one building," says Mr MacFarlane.

Local innovation: Another smart singled out by the Minister is the Stop Shot blast resistant glass security film used on the building's ground floor windows. "This Australian innovation converts normal glass into high security glass," he says. "It's better than what is known as bullet-proof glass because it provides combined intruder, ballistic and blast protection."

Describing their new home as second to none, Mr MacFarlane says Industry House is a testament to the programs and policies of his Department. "I constantly urge innovation and inventiveness from industry and business in Australia. Without it we simply cannot compete."

Industry House puts some of those principles into practice. We're leading from the front, says Mr MacFarlane. "And with smart people in a smart building, I know that we will be progressing into the future in the knowledge that the building, its people and the policies we implement are for the good of Australia and Australians."



Raising the flag over Industry House

A New Dawn for Industry, Tourism and Commerce

The opening of Industry House represents a new dawn for the Department of Industry, Tourism and Resources, says Josip Zivko, the Managing Director of Consolidated Builders.

Speaking at the launch of Industry House in front of the Minister for Industry, Tourism and Resources, Ian Macfarlane, the Permanent Head, Mark Paterson, the Minister for Small Business, Fran Bailey, and Mr Bob Baldwin, Parliamentary Secretary. Mr Zivko was full of praise for those who helped create Canberra CBD's first five star commercial office development.

"It is a great honour, both for me personally and our company Consolidated Builders, and all those who have been involved in the conception of this great endeavour," he said. "It is only three years since the land was purchased and yet we stand here today before the most significant office building in the Canberra central business district. The fact that we are able to stand here today is due only to the high degree of organisation and co-operation displayed by those involved. I would like to take this opportunity to acknowledge some of those people involved," Mr Zivko said.

Mr Zivko also congratulated the Department,

which prepared a thorough brief and was always ahead of the game."

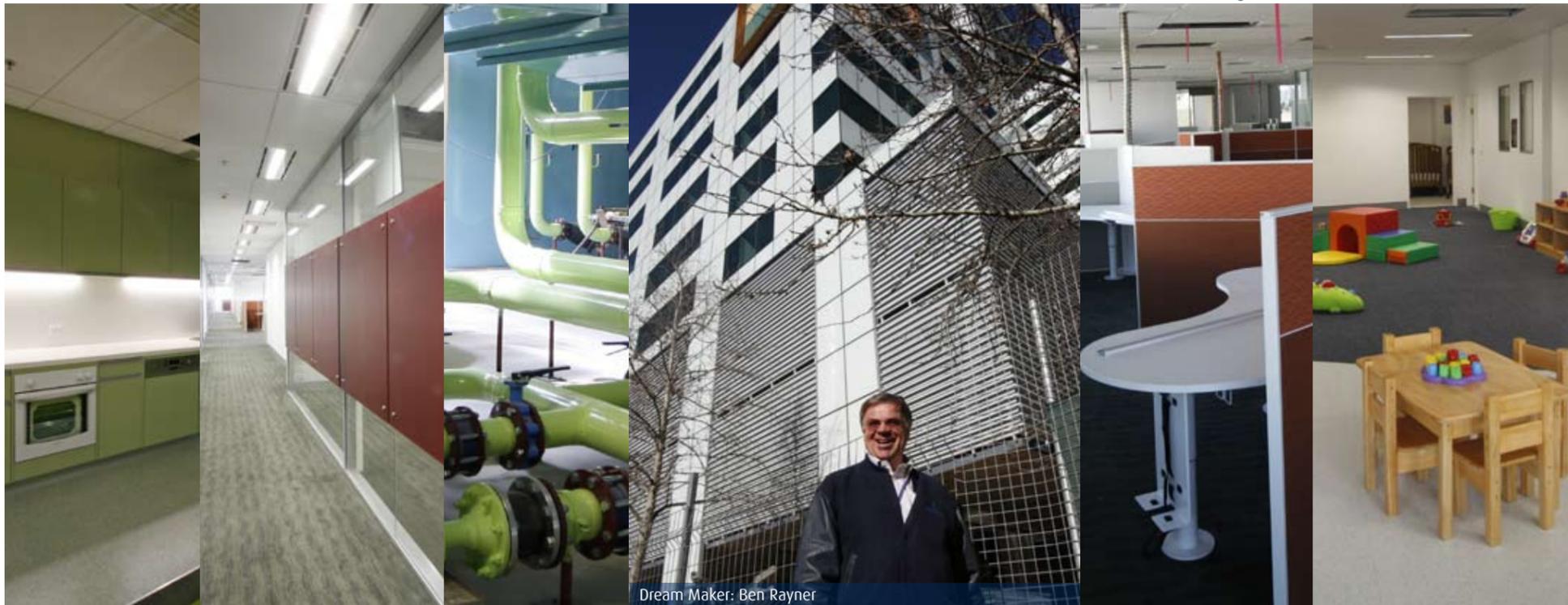
"I believe Mark Paterson and his Department decided early on that there would be no delay on their account and there was none. One could not have wished for a better client. The Department was really well represented by Robyn Foster and Rick Phillips, as well as by the firm of Haralambous Dowse and Harry Haralambous and I thank them for their contribution," he said.

Other crucial stakeholders to receive praise from Mr Zivko were:

- Hal Guida and Steve Moseley of GMB Architects, responsible for designing "a highly articulated building with a great deal of presence."
- John Gasson and Peter Wright of Construction Control whose team of dedicated staff made the project happen in a physical sense. Construction Control was presented with the opportunity to build the tallest high rise building in Civic - an opportunity they handled admirably.

However, Mr Zivko saved his highest praise for the Capital Property Group and his own company, Consolidated Builders. "I would like to thank my board, my staff and shareholders. I would also like to thank Terry Snow and Stephen Byron of Capital Property Group for their contribution to Industry House, sharing our vision and their great experience as one of Australia's most experienced property developers.

Together we share a passion for Canberra, innovation, excellence, and sustainability and that is why we have created one of the most advanced and efficient buildings in Australia, right here in the heart of Canberra," he said.



Dream Maker: Ben Rayner