



31 Duncan Street, Fortitude Valley

Community Construction Information

THE PROJECT

KEY INFORMATION

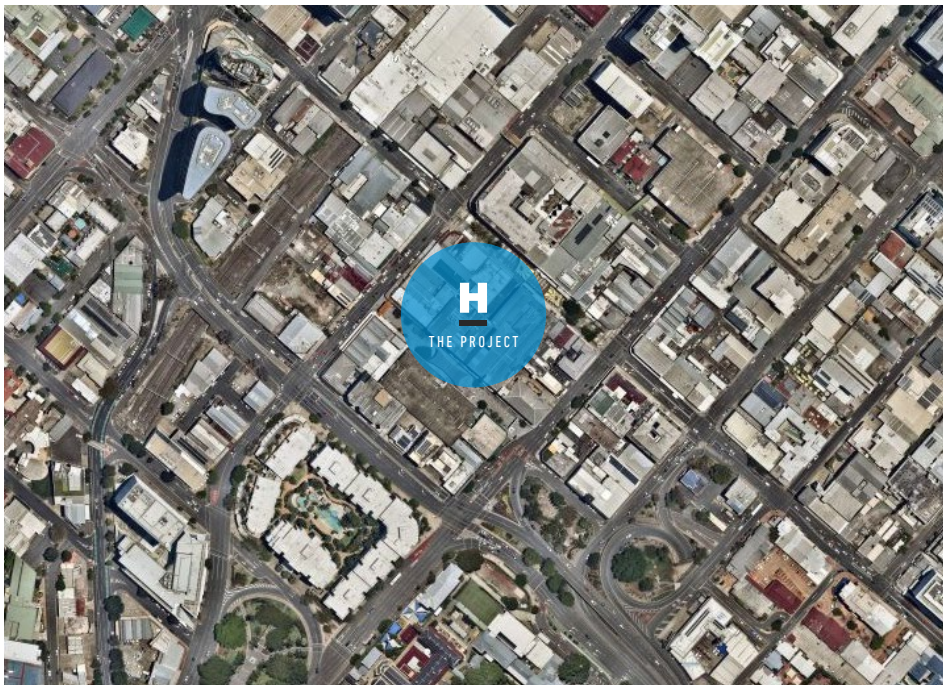
Tribune Properties has received DA approval for its site at 31 Duncan Street, Fortitude Valley. Hutchinson Builders has been engaged to undertake the design and construction of the project which includes the following activities:

- Refurbishment of an existing six podium levels of car parking for tenant and public use including addition of feature screens and treatments to carpark façade
- Construction of a new office tower above the existing carpark podium, necessitating the need for the carpark to be closed during construction
- Reconfiguration of ground floor retail tenancies and office tower lobby
- Removal and reinstatement of Brisbane City Council assets

The works are due to commence in April 2021 with completion due late 2022. A detailed construction update will be provided in the next one to two months.

Construction Activities

Construction operating hours will be in accordance with Brisbane City Council's approved working hours, 6.30am to 6.30pm Monday to Saturday. Deliveries to site will be via Ann Street and exiting via the Mall onto Wickham Street. In some instances where traffic permits and road closures are required, Hutchies will notify the neighbours through a letterbox drop. Hutchies appreciate your patience during the construction of this exciting new project in our community. If you have feedback throughout this process, contact details are overleaf.



MORE INFORMATION

Multilingual Support

简体中文 (Chinese Simplified)

您只需要拨打电话 131 450 就可以获得 TIS National 全年每天24小时提供的即时电话传译服务。

繁體中文 (Chinese Traditional)

通過撥打 131 450 可以使用全年無休，每天 24 小時供應的 TIS National 即時電話口譯服務。

한국어 (Korean)

131 450번으로 전화하시면 TIS National이 제공하는 즉석전화통역서비스를 연중 매일 24시간 이용하실 수 있습니다.

Tiếng Việt (Vietnamese)

Dịch vụ thông dịch trên điện thoại không đặt trước của TIS National hoạt động 24 giờ một ngày, tất cả các ngày trong năm bằng cách gọi đến 131 450.

ภาษาไทย (Thai)

ผู้ที่ไม่พูดภาษาอังกฤษสามารถใช้บริการ โทรฟรี 131 450 ผ่านทางโทรศัพท์ได้ทันทีโดยผ่าน TIS National โดยโทรศัพท์ไปที่ 131 450.

فارسی (Farsi)

مشاوران ما خدمات ترجمه تلفنی 24 ساعته TIS National را در دسترس شما قرار داده اند. شما می توانید با تماس گرفتن با شماره 131 450 به راحتی از این خدمات استفاده کنید.

Ελληνικά (Greek)

Τα μη αγγλόφωνα άτομα μπορούν να έχουν άμεση πρόσβαση σε διερμηνείς από το τηλέφωνο μέσω της TIS National καλώντας τον αριθμό 131 450.

русский (Russian)

Люди, не говорящие по-английски, могут пользоваться услугами переводчиков по телефону без предварительного заказа через TIS National, позвонив по номеру 131 450.

Italiano (Italian)

Le persone che non parlano inglese possono avere accesso in modo immediato a interpreti tramite TIS National chiamando il numero 131 450.

Français (French)

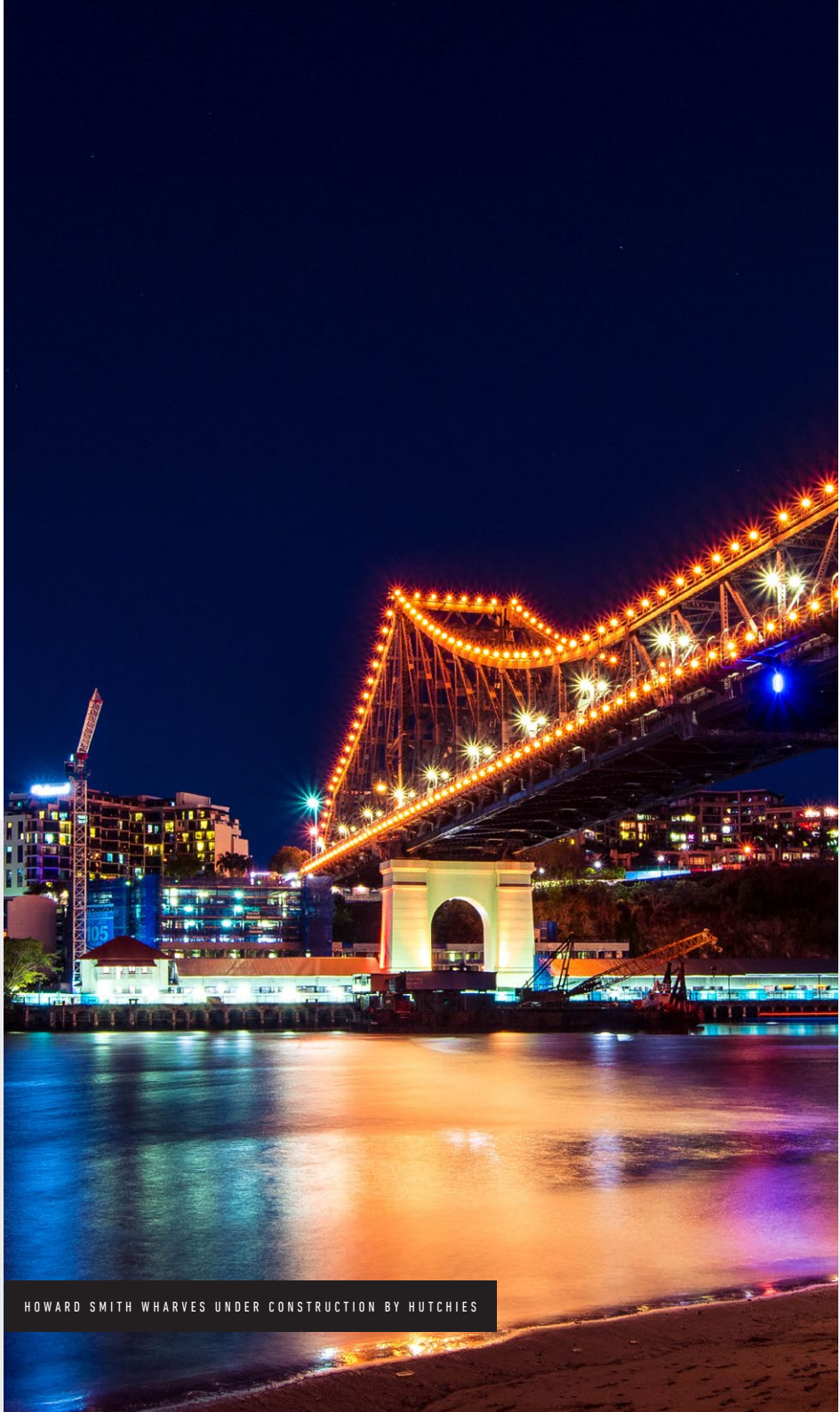
Le service national d'interprétation téléphonique immédiate de TIS est disponible 24 heures sur 24, tous les jours de l'année en appelant le 131 450.

Español (Spanish)

El servicio de interpretación telefónica inmediata de TIS National está disponible las 24 horas del día, todos los días del año marcando el 131 450.

Stay Informed Online

Hutchies has established a project website to help you keep up to date with the project. Please visit: hutchies.com.au/31duncan



HOWARD SMITH WHARVES UNDER CONSTRUCTION BY HUTCHIES

WHO WE ARE

HUTCHINSON BUILDERS

Founded more than a century ago, Hutchies is Australia's largest privately-owned construction company. We have a long history in Brisbane and have delivered some of the most distinctive buildings and homes in the region. Our passion for this city and the significant contribution our business has made to it mean that we have developed a deep personal commitment to ensure Brisbane continues to be developed in a way that complements our unique and enviable lifestyle.

Hutchies' methodologies are founded on honest, transparent communication across all of our projects. We're all about listening, understanding and checking in to make sure we get it right.

We are well positioned to closely manage all aspects of the project and our partnership approach means you'll be informed and in control every step of the way.

Relationships

Hutchies is built on relationships. We have a strong record of repeat clients due to our non-adversarial, solution orientated and collaborative approach. Our decades-long alliances with suppliers and subcontractors are fundamental to our ability to offer confidence in project outcomes. We know and trust our long-term subcontractors; they align with our culture and expectations; and deliver quality results.

Uncompromising Safety

Hutchinson Builders is unwavering in its commitment to preventing harm on our projects — to both our people and the community. Safety is intrinsic to our operating model and we make it the responsibility of all workers, subcontractors and anyone involved with the operation of the organisation. There is no task so important or urgent that it releases the company or our people from the responsibility to ensure a safe and healthy work environment.



1,400+

People



20

Locations across
Australia



109+

Years of building



300+

Projects built annually



100+

Apprentices



16YRS

Avg. time people stay
at Hutchies



200+

Charities supported
annually



150+

Projects on hand

FORTITUDE VALLEY

HISTORY

Fortitude Valley was a major commercial centre by the early 1900's. Chinese traders located themselves within the area and over the following decades a number of Chinese restaurants opened.

Whilst the original Chinatown was located in Albert Street, the immediate area became a precinct of unique character and Chinatown Mall was officially opened by Lord Mayor Sallyanne Atkinson on 29 January 1987.

In 2009 Brisbane City Council undertook renovation works within the Mall. The design of the mall is a collaboration between architects from Brisbane's sister city Shenzhen and the Brisbane City Council.

Cultural elements from historical Chinese dynasties influence the design of structures such as the Ann Street Gate and Grand Awning, with patterns and colours used to represent symbols of Chinese culture.



IMAGE CREDIT / ADIANOK / SHUTTERSTOCK.COM

TODAY

Many of Brisbane's Chinese immigrants now live in the outer suburbs of Brisbane with new and exciting cultural hubs forming in suburbs such as Sunnybank and Robertson. Businesses have now established themselves in these suburban locations.

The surrounding area of Fortitude Valley has experienced a significant boom in investment and development during recent years and the area will continue to evolve significantly over the next decade. Predominately, the Valley is seen as a night economy precinct.

The redevelopment of 31 Duncan Street will revitalise the immediate area providing a much needed injection of commercial daytime activity. The local day economy will receive an immediate boost with circa 150 workers on site at any time during the peak of construction and 2,000+ workers within the building upon completion. This project will ensure that Chinatown Mall is restored to a premier destination within, not only its local context, but in the greater Brisbane area as a whole.

The developer and builder of the project, Tribune Properties and Hutchinson Builders are well experienced in these types of projects. They are also mindful of the cultural sensitivities around the mall and acknowledge its history. As part of the redevelopment it is necessary for some elements to be removed and securely stored. The project team are working closely with Brisbane City Council to ensure this is done with care and consideration, ensuring all assets are treated with respect. Anything which is not removed will be protected as required.

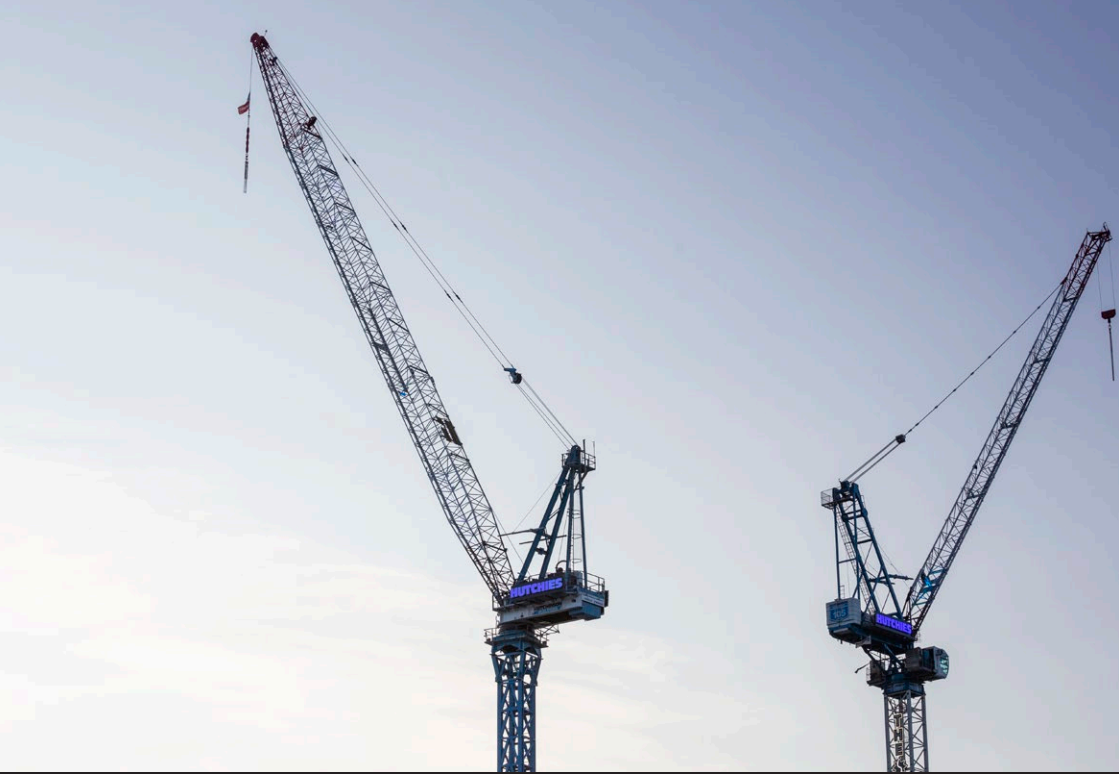
The mall itself will remain open to pedestrians, but an exclusion zone will be established during construction. Signage and traffic controllers will be in place to eliminate any interface with pedestrians and vehicle movements.

The development team will work with the local community, local businesses and Brisbane City Council to effectively manage any cultural events which occur during the redevelopment.

The project team are committed to keeping the community updated throughout the project. Regular communication portals will be established with the public and local stakeholders and direct contact can be made should any queries or concerns arise.

Construction is expected to commence in April 2021 with the new development open from early 2023. Works will occur between 6:30am and 6:30pm, Monday to Saturday. Any works outside of these hours will be communicated to the community in advance.

This is an exciting development for Brisbane and more immediately for Fortitude Valley. The redevelopment will deliver a vibrant and active environment both day and night for the workers and local residents. Most importantly it will provide a much needed boost to the businesses within and around the Chinatown Mall precinct.



KEEPING IN TOUCH

Hutchies has a good reputation for collaborative construction in tight-knit communities.

We welcome you to contact us if you have any questions or would like to share feedback throughout the process.

For general enquiries, please email: 31duncanst@hutchinsonbuilders.com.au

For more information, please visit: hutchies.com.au/31duncan

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