



An iconic
history.
An inspiring
future.

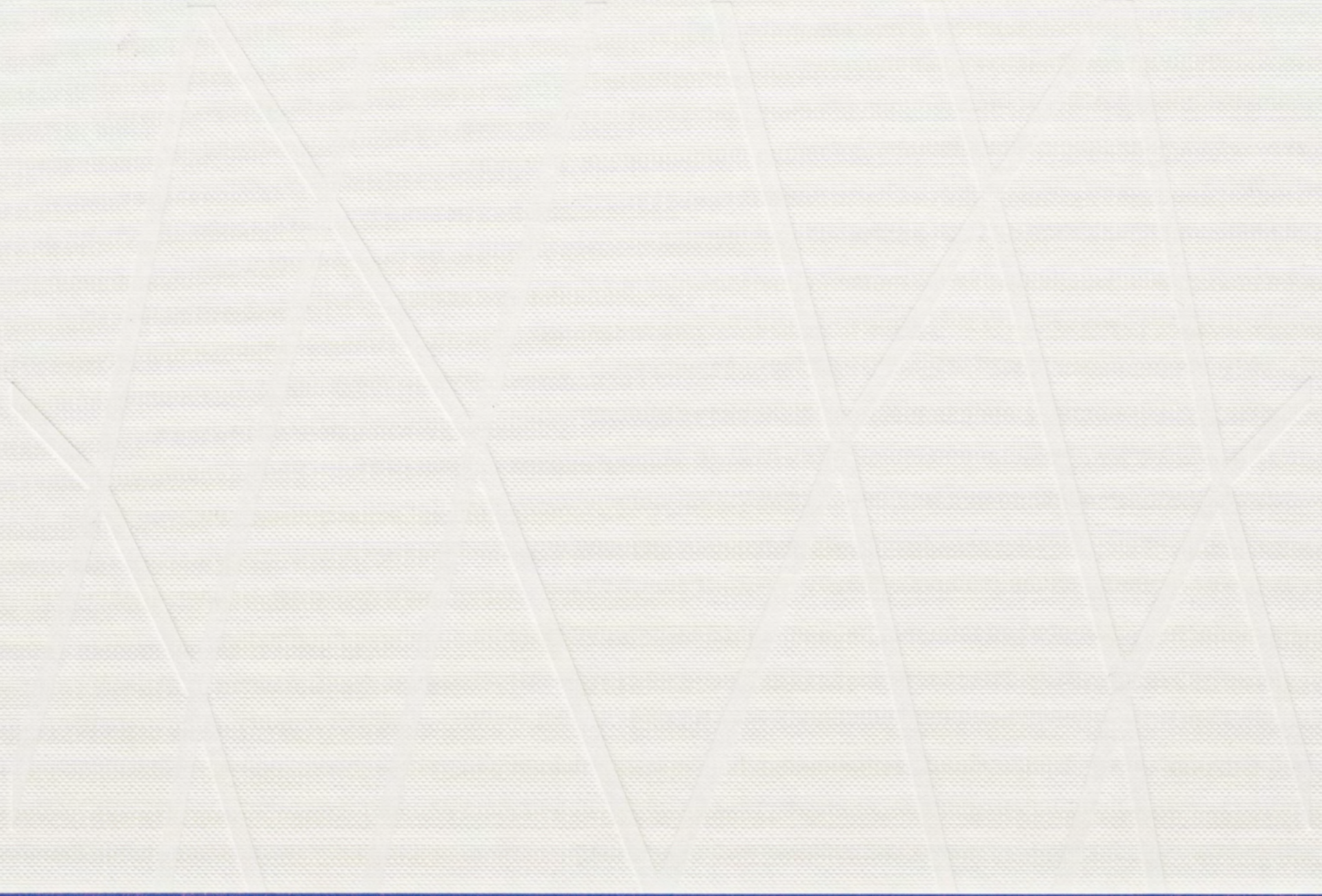
JUBILEE 2012



An Iconic
history

JUBILEE PLACE

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Introduction

Past, present and future. Perfect.

Jubilee Place is designed to be an iconic asset for your business. It is specifically designed to enhance performance, maximise productivity, inspire your staff and be a competitive advantage in the crucial battle for attracting and retaining talent.

Jubilee Place is strategically located on the corner of St Paul's Terrace and Symes Street in Fortitude Valley, at the gateway to one of Brisbane's most vibrant commercial hubs, just 1.5 kilometres from the Brisbane CBD.

It is fitting that the 133-year-old completely restored and rejuvenated heritage listed Jubilee Hotel forms the visual foundation for the new Jubilee Place precinct, creating a seamless fusing of classic heritage hospitality leading to the bold new state-of-the-art technology workplace.

JUBILEE PLACE

The workplace has evolved. Bigger, brighter, smarter. More sustainable.



Interview

Watpac

—
Jean-Pol Bouharmont
CEO

Watpac has a proud 30-year history constructing some of Australia's most iconic buildings in the sports, health and science, defence, education, residential, commercial, retail and industrial sectors.

Watpac's ability to successfully deliver large, complex structural steel projects has earned them a reputation for world-class innovation and garnered 46 industry accolades since 2014, including 'Master Builder Association Excellence in Building Awards' for the Anna Meares Velodrome, 180 Brisbane and Charles Sturt University. This led to them being engaged on the complex Jubilee Place construction project which, when completed, will also become their Brisbane Head Office.

Watpac is dedicated to 'Building Australia's future'. How does Jubilee Place fit in?

To Watpac, to Besix and myself, it's really the perfect project to start our new story because it's the first building of its kind created with a steel diagrid structure in Brisbane and it is iconic architecturally. It's a complex steel commercial building, new in Brisbane, creating a new possibility for Watpac to show that it is at the forefront of this type of project, with an engineering department able to challenge the design to its maximum.

Watpac is both builder and tenant. What shaped this decision?

We see Brisbane moving forward and growing quite a lot and we think that this area of Brisbane has a lot of potential. To us it's really important to be part of that adventure and to be one of the first pushing to that side of the city. As a builder, both within Besix and within Watpac, I've seen a lot of pride to own what we are doing and really to build a spectacular thing. It's true that at the same time, knowing it's going to be our head office, and everybody will come to see us in that office, it is adding that extra bit, the last detail to make sure that we will be proud not only of building it, but also of living within that building.

How did the Jubilee Hotel's heritage listed site shape the design?

To me, who is new in Australia, it is really an interesting part, because to keep the Jubilee Hotel, the new building structurally has to be quite impressive. Having a historical building being preserved and having a totally new building on top of it. It's really quite amazing and quite interesting. We really think that this specific project will be a landmark to the area. By being able to participate in the design itself of the building from the beginning, we can show to future clients this is really where Watpac is going. Building complex structures, this is where Watpac can give the most to society.

How important was the location?

To us the location was really one very important criteria. Not being in the centre of a congested city, at the same time not being far from it. Being in a new environment, where there are already quite a few existing developments, with very easy access by train, by car by bus. Having the possibility to go for a coffee, to a fitness centre. All these environmental opportunities were quite important for our team and to ensure that we would continue to attract the young generation, young talent to our business. It's really to me a place you can reach easily and you will have top of the class new commercial building, but in the right environment. This new place is really what we see as the future of Brisbane.

How does Jubilee Place stack up as a sustainable development?

The project is really all the technologies we can bring to a new commercial project today. Really trying to consider the sustainability to its maximum, with a steel structure, with the façade, with the open floor, we are really trying to make it as sustainable as possible and to reply to the latest requirement of the green star systems.

What would you say to other potential tenants?

I would have hoped that Watpac would be big enough to take the full building, so that we could call that building the Watpac building. We are not yet in that situation and so it is clear that there are certain floors available to other tenants. The structure of the building is quite amazing, because it's giving the floor plan a lot of light, a lot of flexibility within the floors. You can really have a beautiful desk situation, seeing outside, but at the same time not being too close to one of your colleagues.

Location **Jubilee Place**
 470 St Pauls Terrace
 Fortitude Valley QLD 4006

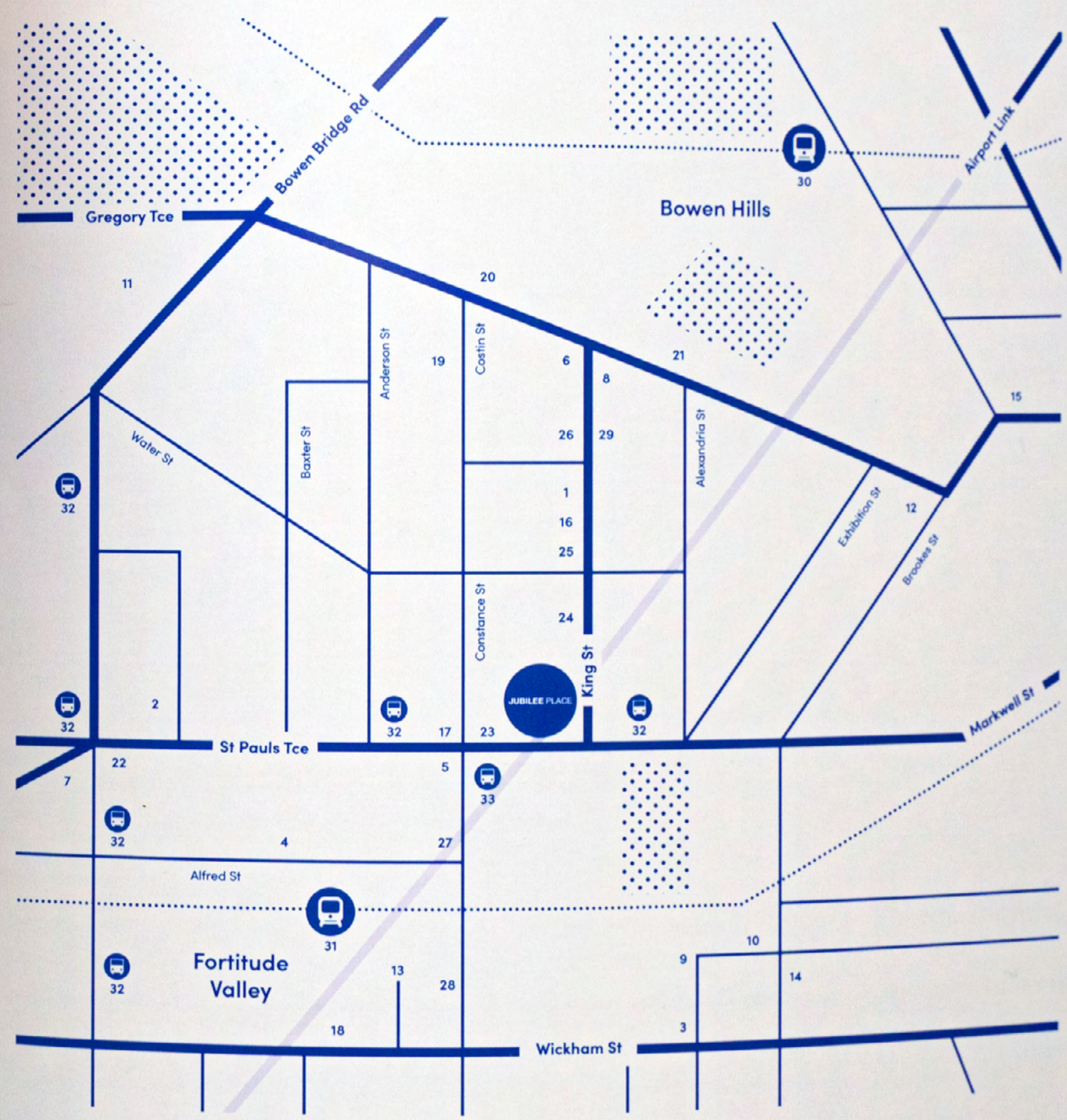
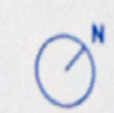
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|----------------|---|----------------------|--|
| Fitness | <ol style="list-style-type: none"> 1. 9 Rounds 2. Jetts Fitness 3. The Valley Pool 4. Australian Institute of Fitness | Entertainment | <ol style="list-style-type: none"> 20. RNA Convention Centre 21. Royal Queensland Showground – Ekka 22. Netherworld |
|----------------|---|----------------------|--|

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|--------------|--|-----------------------------|---|
| Hotel | <ol style="list-style-type: none"> 5. Limes Hotel 6. Rydges Hotel 7. FV Brisbane by Peppers | Restaurant & Bar | <ol style="list-style-type: none"> 23. The Jubilee Hotel 24. Il Verde 25. Montrachet 26. Six Acres Restaurant 27. Alfred & Constance 28. Honto 29. El Camino |
|--------------|--|-----------------------------|---|

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|------------------|--|------------------|---|
| Childcare | <ol style="list-style-type: none"> 8. Guardian on King Street 9. Goodstart on Brookes Street 10. Brookes Street Early Learning 11. Lady Gowrie Childcare Warry Street 12. Lady Gowrie Childcare Spring Hill | Transport | <ol style="list-style-type: none"> 30. Exhibition Train Station 31. Fortitude Valley Station 32. Bus Stops |
|------------------|--|------------------|---|

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|----------------|--|
| Amenity | <ol style="list-style-type: none"> 13. FoodWorks 14. IGA – Fortitude Valley 15. IGA 16. Myhealth Medical Centre Brisbane Showground 17. The Health Hub 18. Post Office 19. Tivoli |
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✓ CBD 1.5km
 20 mins on foot

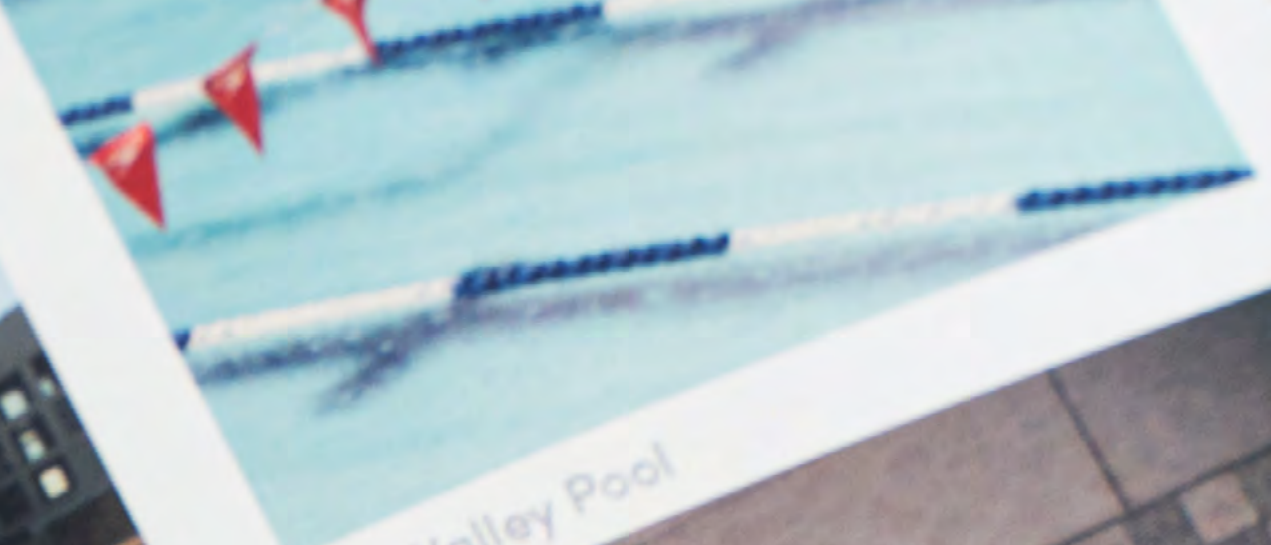




The Mill on Constance



Rydges Hotel



The Valley Pool



Artisan



Extras

SMILE DRINK	4.50
BEER	4.50
EXTRA DRINK	4.50
SOY MILK	1.50
ALMOND MILK	1.50
SYRUPS	1.50

Paradise Cafe



The Jubilee Hotel



HARRY'S PIZZA
5 BUCK FRIDAYS 4-5



Alexandria Park

JUBILEE PLACE

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