

# Case Study



## Project

Australian Stock Exchange

## Location

Sydney, AUSTRALIA

## Sector

Commercial

## Client

HSBC Asset Management

## Architect

Kann Finch Group

## Project Value

AU\$70 million

## Services Provided

Cost Management

## Australian Stock Exchange

The heart of all major Central Business / Financial Districts around the globe are their stock exchange centres and Sydney did not miss the opportunity to showcase a brand new, first-rate exchange centre to the world during the 2000 Sydney Olympic Games. The new Australian Stock Exchange is a 17 level state-of-the-art premium office building, tailor made to meet the stringent ASX requirements, including sophisticated communications and data networks and high tech audio-visual installations, as well as the incorporation of a 300 seat below ground auditorium.

**Key Challenges:** Maximising return on investment was always a primary concern for the consultant's team on this project and the original 1,874m<sup>2</sup> site was redeveloped to achieve 20,000m<sup>2</sup> of net lettable floor space for the Client. The key challenges were firstly to create a concept design to maximise the building's floor space ratio capacity (12.5:1) and then to construct it prior to the expiration of the Client's lease at Bond Street in December 1999. Adding to these challenges was the requirement of the early handover of a 1,800m<sup>2</sup> data centre.

Altus Page Kirkland assisted the Client to arrange the procurement of the project under a guaranteed maximum price contract, with integrated fit out and a fast track design and construct staged programme allowing construction on half of the site, while taking vacant possession of the other half.

**Outcomes:** Completed in July 1999, the Client has enjoyed a successful project which was delivered to them two months ahead of the contract programme and realised a construction cost saving of over \$1.1 million. The result was beyond all stakeholder expectations.