



Australian Jobs Act 2013

Reference code: J8K5R7-X0P4W7

Australian Industry Participation Plan Summary – Project Phase

Nominated project proponent:

The Trustee for 205 North Quay Unit Trust

Project details

Project name:

205 North Quay

Location:

205 North Quay, Brisbane

Type:

Other productive facility

Other project type:

Commercial Office Tower

Purpose:

Establish new facility

Capital expenditure:

\$500 million - \$1 billion

Capital expenditure:

☒ Confirm the total project estimated capital expenditure value will be \$500 million or more

Description:

205 North Quay is a completed premium commercial office development located on a prominent Brisbane riverfront site within the North Quarter Precinct. The project comprises a 43,700sqm PCA A-Grade office tower, approximately 700sqm of ground floor retail, rooftop and low-rise plant rooms, three lift zones, a podium-level substation, main switch and communications rooms, and associated building services infrastructure. The principal activity of the development is the provision of commercial office accommodation, with Services Australia occupying the building as the sole office tenant.

2. Procurement Approach

Cbus Property developed the project and procured architectural, engineering and specialist consultant services through direct professional services engagements. Hutchinson Builders was engaged as the head contractor to deliver the base building and integrated fitout works, with

subcontractors and suppliers engaged through the contractor's procurement processes.

3. Procurement and Construction Timeline

Procurement commenced during the design and planning phase, followed by contractor engagement and construction of the development. Construction has been completed and the building is fully occupied by Services Australia.

4. Australian Government Funding

The project did not receive Australian Government funding, grants or direct investment. Services Australia is the sole commercial office tenant within the completed development.

Estimated completion date:

30/06/2025

Key goods and services

Indicative list of key goods and services to be acquired for the project:

List of key goods and services:

An Australian entity is an entity with an ABN or CAN.

Key goods and services	Opportunity for entities	Explanation for no opportunities for Australian entities
Demolition	Opportunities for Australian entities	
Bulk Earthworks and Filling	Opportunities for Australian entities	
Retention and Foundation Piles	Opportunities for Australian entities	
Rock Anchors and Shotcrete	Opportunities for Australian entities	
Formwork	Opportunities for Australian entities	
Reinforcement	Opportunities for Australian entities	
Concrete Supply	Opportunities for Australian entities	
Precast Concrete	Opportunities for Australian entities	
Structural steel	Opportunities for Australian entities	
Facade	Opportunities for Australian entities Opportunities for non-Australian entities	
Ceilings and Partitions	Opportunities for Australian entities	
Tiling	Opportunities for Australian entities Opportunities for non-Australian entities	

Floor coverings	Opportunities for Australian entities Opportunities for non-Australian entities	
Painting	Opportunities for Australian entities	
Window coverings	Opportunities for Australian entities Opportunities for non-Australian entities	
Louvre Screens and Gates	Opportunities for Australian entities Opportunities for non-Australian entities	
Landscaping	Opportunities for Australian entities	
Hydraulic Services	Opportunities for Australian entities	
Electrical Services	Opportunities for Australian entities	
Mechanical Services	Opportunities for Australian entities	
Fire Sprinkler Services	Opportunities for Australian entities	
Lift Services	Opportunities for Australian entities	

Project standards:

Australian

Supplier information and communication

Project Proponents Contact Person

Project proponent's contact person for supplier enquires.

Contact person's name:

Nikolas Cox

Contact person's position:

Project Manager

Phone number:

0447665959

Email address:

ncox@hutchinsonbuilders.com.au

Project Proponent Website

Project proponent website:

<https://cbusproperty.com.au/property/205-north-quay/>

Project Opportunities Website

List of websites:

Is this website active?	Is this website active?	Date the website is expected to go live:
https://subbies.hutchies.com.au/opportunities	Yes	

Supplier engagement and communication actions:

Promote project opportunities through industry associations
 Conduct supplier information briefings on project opportunities and bid processes
 Develop and distribute a supplier information guide for the project

Building Australian industry capability

Supplier capability development actions:

Provide market intelligence to suppliers
Transfer new product and process technology to suppliers

Global supply chain integration actions:

Provide references for high performing suppliers

Feedback:

Confirm you, and/or your procurement entities will offer and, if requested, provide feedback to unsuccessful Australian entities whose bids to supply key goods or services for the project have not been successful
Confirm feedback provided to unsuccessful bidders will include any recommendations of relevant training, skills, capability and capacity development
Confirm you will collect written evidence of feedback offered or provided to unsuccessful bidders

Australian Industry Participation Plan Summary – Operations Phase

Nominated facility operator:

JONES LANG LASALLE (QLD) PTY LIMITED

Facility details

Facility name:

205 North Quay

Location:

205 North Quay, Brisbane

Type:

Other productive facility

Other facility type:

Commercial Office Tower

Key goods and services

Indicative list of key goods and services to be acquired for the new facility:

List of key goods and services:

An Australian entity is an entity with an ABN or CAN.

Key goods and services	Opportunity for entities	Explanation for no opportunities for Australian entities

Facility standards:

Australian

Supplier information and communication

Facility operators Contact Person

Facility operators contact person for supplier enquires.

Contact person's name:

Pietro Pinna

Contact person's position:

General Manager

Phone number:

0734730088

Email address:

pietro.pinna@205northquay.com.au

Facility Operator Website

Facility operator website:

<https://cbusproperty.com.au/property/205-north-quay/>

Facility Opportunities Website

List of websites:

Website address (URL only)	Is this website active?	Date the website is expected to go live:
https://cbusproperty.com.au/property/205-north-quay/	Yes	

Supplier engagement and communication actions:

Promote new facility opportunities through industry associations
 Conduct supplier information briefings on new facility opportunities and bid processes
 Directly contact suppliers with information on new facility opportunities and bid processes

Building Australian industry capability

Supplier capability development actions:

Provide market intelligence to suppliers
Transfer new product and process technology to suppliers

Global supply chain integration actions:

Provide references for high performing suppliers

Feedback:

Confirm feedback provided to unsuccessful bidders will include any recommendations of relevant training, skills, capability and capacity development
Confirm you will collect written evidence of feedback offered or provided to unsuccessful bidders
Confirm you, and/or your procurement entities will offer and, if requested, provide feedback to unsuccessful Australian entities whose bids to supply key goods or services for the new facility have not been successful