

Incorporating **Rintoul**



Architectural rendering of the new headquarters

RESMED'S NEW \$55M OFFICES AHEAD OF PROGRAM

Construction of ResMed's new Australian Headquarters in the Norwest Business Park, Sydney, is ahead of program after commencing construction in April 2005.

ResMed is a leading respiratory medical device manufacturer, specialising in products for the diagnosis and treatment of sleep-disorder breathing. This project is the second of a four-stage research and manufacturing facility on a twelve-hectare site.

The new headquarters building consists of a 38,000m², five-level office building with central glass atrium and a four-level underground car park. Major excavation in rock was required to accommodate the large floor plate and 450-vehicle car park. The office levels are clad in a modern, environmentally efficient aluminium, glass and steel window system. Balconies around most of the building provide added protection from the harsh western suburbs environment.

ResMed's ideals for the project resulted in a design that reflects Australian culture, the neighbouring historic Bella Vista Farm and also respects the natural and built landscape. The building is

PROJECT SNAPSHOT

| CLIENT | RESMED LIMITED |
|-----------------------|----------------------------------|
| Signed Contract Value | Circa \$55m |
| Site | Bella Vista, NSW |
| Construction Period | 62 weeks |
| Project Manager | Vatra Holdings |
| Architect | Toland Williams |
| Structural Engineer | Taylor Thompson Whitting Pty Ltd |

fresh, modern and clean and makes use of natural light and fresh air. The design also demonstrates a professional presence, a "high tech" medical persona and is practical rather than opulent. Planning allows for break out and external spaces for their highly valued staff.



The deep basement required major excavation in rock

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Above: Our site team places high emphasis on quality

A SELECTION OF RECENTLY COMPLETED OFFICE & SIMILAR PROJECTS

- Rural Fire Service Headquarters, Homebush Bay, NSW
- Office Building, 40 Miller St, North Sydney
- City West Office Park, including the Network 10 Studios, Pyrmont, NSW
- Bushells Building, The Rocks, NSW
- Courtyard by Marriott Hotel, North Ryde, NSW
- Johnson & Johnson Medical, North Ryde, NSW
- Australian Technology Park Biomedical Research Building, Eveleigh, NSW
- CFMEU Offices, Lidcombe, NSW
- Mayne Health Headquarters, North Ryde, NSW
- City West Commercial Building, Ultimo, NSW



Above: Good site organisation is producing fast floor cycles and high quality

This newsletter features one of our flagship projects, the ResMed Australian Headquarters at Norwest Business Park. This project is a fine example of what I believe our company is especially good at.

It is a special project with particular design requirements for a client that knows what it wants. ResMed has an appreciation of good design, high quality at excellent value and a balanced procurement process.

We have worked with many other clients and consultants who have a good appreciation of a well managed project delivery process and the very positive contribution that A W Edwards can make to it. These are our satisfied clients and they form the core of our significant repeat business.

ResMed is also a good example of our ability to deliver office projects of significant size with a major focus on our client's needs. In this case our project team is responding to the familiar high expectations with respect to time, quality and value. I have every confidence that ResMed will join our list of satisfied clients. We certainly value ResMed's business highly.

One of our recent newsletters referred to the \$50m George Weston Foods Bakery project in Chullora. This very successful project is now nearing completion so we soon expect to have another experienced, client focused team available for a new major project.

This page also refers to a selection of the many office building projects we have delivered in Sydney over our eighty years in business. Many of these were of comparable size to or larger than the ResMed project. Others were more complex. We are keen to build your next project and I will be pleased to receive your inquiries on how we can help.

I wish you continued business success throughout 2005!

Bruce Edwards

MANAGING DIRECTOR'S MESSAGE