



OAKDALE WEST PROPERTY DEVELOPMENT

Brickworks is pleased to announce the sale of the Oakdale West site, which forms part of the Oakdale Industrial Estate, just off Old Wallgrove Road at Eastern Creek. Valued at \$116.4 million, Oakdale has been sold into our Joint Venture Industrial Property Trust1.

The transaction realises a profit to Brickworks of approximately \$50 million in the 2017 financial year, with the balance paid over the development period.

Oakdale West has a development potential of 89 hectares. Its close proximity to Sydney's Eastern Creek will provide increased capacity to further deliver high quality logistics and industrial property in the area. The actual sale followed pre-commitment of the remaining 19 hectares at Oakdale Central, as well as the sale of 28 hectares of land to owner-occupiers at Oakdale South.

Lindsay Partridge, CEO:

"The sale of a further 89 hectares into the Property Trust allows us to take advantage of the solid tenancy and owner-occupier demand. Our joint ventures struck with Goodman Group now control a combined 245

hectares of land in the Eastern Creek area. This puts us in a commanding position to deliver a range of solutions for the industrial market. What's more, we expect the JV to double over time from its current \$1 billion value, providing strong rental return, revaluation profit and land sale revenue for Brickworks.

Located close to major road hubs (M7 and M4) that serve Sydney's north, south and western regions, Oakdale West is part of a rapidly expanding estate which is highly sought after by major logistics operations and other players. Over the next decade, the JV plans to develop the site, creating up to 470,000m² of industrial space.

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PUNCHBOWL EXPANDS TO MEET DEMAND FOR PREMIUM PRODUCTS

In recent years, the growth in national demand for premium bricks has been nothing less than phenomenal, stretching Brickworks' manufacturing plants to the limits.

For more than six decades, Brickworks has been making clay building products at its Punchbowl plant in Sydney's west. In fact, the site has existed for nearly a century, having started life as a brick and pipe factory.

In May 2002 a new state of the art floor tile factory was built which was then converted to make pavers. In 2012 the plant commenced manufacturing premium bricks, and in 2014 a new cutter was installed, at which time the factory was fully converted to brick production. This strategy proved very successful, with sales in recent years continually outpacing supply.

On 1 February 2017 Punchbowl was temporarily closed to allow for an upgrade to vital equipment associated with the production of Austral's high quality, premium range bricks, including Burlesque, Ultra Smooth, Metallix, and Camilla. This has increased capacity by 15%.



Upgraded Punchbowl Factory ▲



▲ Render of Darling Square project featuring specialized curved glazed bricks

During the refit, our engineers and contractors modified existing equipment and upgraded plant, including the thermal reactor, setters, deacker and kiln cars.

Production at the Punchbowl factory is now exclusively geared to premium bricks, noted for the smoothness of their finely ground clay, clean edges (a state-of-the-art cutter was installed in 2016), and rich, lustrous glazes.

The plant is unique in that it manufactures brick products that cannot be replicated at other facilities.

BRISTILE ROOFING RAISES THE ROOF WITH ITS LATEST ACQUISITION

Bristile Roofing recently purchased Rix Roofing, which ensures that our Victorian business can now offer a full range of roofing solutions, complementing previous acquisitions, including Metal Fascia Services (Queensland) as well as Adams Direct and CJM (New South Wales).



Bristile Roofing now offers complete roofing solutions in ▲ Victoria, including metal roofing.

Established in central Victoria in the year 2000, Rix Roofing is a vibrant and successful business which employs nearly 30 people. In recent years the company's footprint has widened in line with its growth as an increasingly visible player in the roofing market. Currently, Rix delivers Fascia, gutter and roofing services to customers in many different areas from Apollo Bay, Phillip Island, Shepparton, country Victoria and all Melbourne Suburbs.

With its highly skilled staff and contractor base, Rix Roofing will continue to serve a rapidly expanding customer base in central Victoria, allowing Bristile Roofing to offer a more comprehensive product offering to meet client needs.

The acquisition also means that we can now offer our east coast customer base the full range of roofing solutions – from ceramic and concrete roof tiles, metal roofing, fascia, gutter, sarking, insulation, ventilation and reroofing services.

LATEST PROJECTS

Wynard Walk Project

Austral Precast has scored a major win through its Double Wall precast concrete panel system, which is used extensively in Sydney's Wynyard Walk. The Walk is a 180-metre-long pedestrian link and tunnel between Wynyard station and Barangaroo in Sydney's CBD. Officially opened on 20 September 2016, an estimated 20,000 pedestrians per hour can walk through the tunnel, which provides a quick and safe pedestrian interconnection between business precincts.



▲ Wynyard Walk Project is supported by Austral Precast Double Wall

Double Wall Benefits

- Easy to construct, cost effective and durable
- A flexible precast construction
- Easily transportable to a site for assembly
- High thermal coefficient for external and internal concrete walls
- High resistance to wind, earthquake and soil loads
- Highly adaptive to suit specific site conditions and building purposes

Double Wall consists of a pair of precast reinforced concrete shells connected by a lattice girder (trusses) fabricated from reinforcement bar, forming a cavity. By significantly reducing weight, Double Wall achieves incredible time and cost savings by allowing builders to simultaneously pour horizontal floor slabs and elevator shafts while also constructing external and internal wall structures. It also adds monolithic design advantages to the many other construction advantages that Austral Precast whole of structure offer brings.

Further information

Visit: <http://australprecast.com.au/case-studies/> and click on Case Study: Wynyard Walk.

Fast tracked – the Anna Meares Velodrome



Anna Meares Velodrome ▲

Queensland-born Anna Meares is an Australian and sporting icon who carried the national flag at the opening ceremony of the 2016 Rio Olympic Games. Since Anna has the distinction of being the winner of six Olympic medals, it seems only right that the state's premium indoor velodrome should carry the name of one of its own.

Designed by Cox Architecture, the Anna Meares Velodrome will be used to train elite cycling squads and for competition events. Brickworks is proud to have supplied concrete building products used in the construction of this important piece of architectural and sporting infrastructure.

Responding to the 2013 invitation-only design competition, Cox Architecture's new building is located in bushland in the Sleeman Sports Complex, which was purpose-built for the 1982 Brisbane Commonwealth Games.

A number of striking design features invest the velodrome with style and beauty. The built form is an international competition standard 250-metre cycling track, formed from Siberian spruce in six-metre straight sections curved by hand. On approach, however, it's the saddle-shaped roof in highly crafted steel superstructure that delights. A stark white membrane of PTFE fabric – its skin – conceals the skeletal framework and acts as a canvas for the surrounding eucalypt vegetation.

Whilst the roof is a grand, sculptural gesture, the project can also be understood at a much smaller scale – through the lens of concrete block in



▲ Austral Masonry creates a striking facade on the Velodrome exterior

its simplest form. In the velodrome blockwork is used almost ornamentally – the building’s curved form is underpinned by layers of staggered and protruding concrete block, which provide a bas relief. The blocks were halved on site by the builder, with each off-cut reused.

The velodrome is sparse in its requirements (it is, essentially, a shed over a track) and externally the opportunity for design is equally minimal. It is through the turning, rotating and reversing of the blocks which wrap the building’s base that Cox has delivered a velodrome functionally primed for the Games. Taken as a whole, the project used simple, cost-effective materials in a manner that blends both intuition and careful calculation. Brickworks is proud of its involvement in this prestigious project.

Architects: **Cox Architecture**

Project: **Sports facility**

Location: **Chandler, Brisbane, Queensland**

Completion: **2016**

Concrete blockwork brings a surprisingly human-scaled, crafted appeal to the lean, functional form of a velodrome built just in time for the 2018 Commonwealth Games.

CHIC, ITALIAN BRICK

We’re excited to announce the launch of our new range of Italian-manufactured products, commencing with San Selmo Reclaimed bricks. Imported from the S.Anselmo facility, this is the first of four new brick ranges that will be progressively released from April through to August 2017.

The richly textured San Selmo Reclaimed range brings with it a strong European heritage. These elegant kiln-fired clay bricks are manufactured in Italy and feature a beautiful, tactile surface inspired by recycled bricks. The series will further enhance our current brick product offering.

To create a sense of expectation and urgency each state will be giving away its own Vespa Primavera 50. As part of the launch, Brickworks invites entries to its “Win a Vespa Primavera 50” competition. The competition will be focused not only on actual sales, but also architectural specifications, and will be open to retail, architectural and builder/commercial customers.

Each scooter comes with 12 months registration at the close of the competition which will run from 1 April 2017 to 31 March 2018.

Further information

See the information guide on this promotion or visit www.australbricks.com.au/VESPA



One of six Vespa's to be given away nationally ▲



▲ Reclaimed bricks from San Selmo Italy

“WE ARE BRICKWORKS”

The culture of an organisation is defined through commonly held values and behaviours and how these are applied in practice. Building on the skills, experience and dedication of our people, Brickworks’ statement of cultural values is something that all of us who work for the organisation are able to share.

We’re pleased to announce our campaign - “We are Brickworks” - that was introduced to all staff on the 23rd March. This followed months of consultation across the organisation to distil and articulate core values.

Carefully thought through and explained, Brickworks’ public declaration of its values actively promotes a stronger, more effective and inclusive company. This will help it continue to prosper, grow and maintain a competitive edge. Over the next 12 months and going forward, a small group of culture champions will help the business to roll out and embed the message to all staff.

The campaign launch pack included a brochure, notepads, pens and a USB as well as a video, which heavily features staff from across the country.

Says Lindsay Partridge, Managing Director:

“By taking pride in what we achieve every day, we will continue to build a positive, optimistic work culture. Look around and you’ll see how we’re making a significant contribution to a beautiful and enduring future for our built environment.”

Our key, shared values are core to who we are, helping us to make a difference to the way we work and to what we help to create, whether they’re materials or buildings. By working together, we’re earning our place as the best building products company in Australia.”

Further information

Visit: www.wearebrickworks.com.au and click on our “We Are Brickworks” video.



▲ Company values are reinforced by existing staff members.

“We are Brickworks”

“We are Brickworks” outlines six key values and supporting behaviours we expect from current and future staff.

1. Care: Sustainably Safe
2. Collaborate: Succeed Together
3. Exceed: Passionately Play to Win
4. Innovate: everyone, everywhere, everyday
5. Integrity: I do what I say
6. Lead: Inspired People



● Our values guide our culture.
They are our essence and what we stand for.



CARDUP FACTORY UPGRADE

About fifty kilometres south-east of Perth along the South West Highway lies the small town of Cardup, traditionally a farming and agricultural area. It's also the home of Austral WA's oldest – or should we say – newest, plant. At one point or other Cardup has been the site of brickmaking by various manufacturers for almost a century.



▲ Brickworks continues to invest in state of the art production facilities

In 2012 it was decided to mothball the factory and consider the future of the site. There was certainly no shortage of clay and shale, with more than 120 years' supply still to be extracted. Major investment to upgrade the plant and equipment was needed to bring the plant up to the same standards as today's modern plants.

In early 2015 Brickworks conducted a review which mapped out a future strategy for the state and it was decided that Cardup would receive a complete overhaul. The argument was compelling: huge deposits of clay, a permit to produce and the continuing growth of suburban Perth effectively made the case for Cardup to reopen.

The resulting upgrade amounted to an almost complete knockdown / rebuild at an investment of \$22 million. Work commenced with the demolition of the entire plant, apart from a small section of the kiln.

Using the refurbished Wollert and Rochedale plants in Victoria and Queensland as their models, Brickworks' engineers embarked on a top-to-bottom retrofit, installing the latest technology.

Cardup, however, is no ordinary brick plant. The new plant is being commissioned specifically to produce a range of decorative lines in face brick and block, all of which attract premium prices on the market. Work on the upgrade completed in early 2017 and the plant commissioning will be completed by the end of July 2017.

The result is a facility which will have the highest cost efficiency of any face brick plant anywhere in Australia, as well as the highest levels of robotic automation. What's more, the upgrade will cement Austral Bricks dominance in our most westerly market.

Brickworks Ltd ABN 17000 028 526
Tel (02) 9830 7800

info@brickworks.com.au
www.brickworks.com.au

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