

**LEIGHS CONSTRUCTION LIMITED
ANNUAL REVIEW**

**20
15**

**CELEBRATING
20 YEARS IN
CONSTRUCTION**



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WELCOME

2015

has been a momentous year for Leighs Construction. It was the year in which we celebrated 20 years of operations, and is the first time in the history of the company that we put in place more than \$200m worth of commercial construction.

There have been several highlights this year, but the stand out for me is the quality of our project delivery, especially considering the high volume of work being carried out. History provides many examples of builders not performing during times of growth. Leighs continues to grow strongly, with our growth being considered, structured and well governed. The quality of our project delivery is testament to this.

We have delivered our projects on time and to a very high standard, while maintaining our efficiency and performing well financially. We are working on landmark projects and, in some cases, our clients have put faith in Leighs to deliver projects on a scale far greater than we had previously. I am enormously proud of how well our team is delivering on the commitment we make to our clients to provide them with exceptional construction services.

The other highlight for me in 2015 is the establishment of Leighs in Auckland. We have made a sizeable investment, and a long term commitment to operate in the Auckland market place. In May 2016, we celebrate our one year anniversary of operations in Auckland, and I could not have asked for more from our team. The combination of great people, our brand and strong track record, and our strategy of directly employing carpentry staff in Auckland, has resulted in Leighs being awarded a number of landmark projects.

Integral and essential to exceptional construction service is a commitment to providing our services without harming people. Leighs puts a significant effort into the management of health and safety throughout our operations, and it is pleasing to see this effort resulting in reduced total incident frequency. I am delighted that we are one of the few participants in the New Zealand commercial construction industry to be accredited to AS/NZS 4801. While our systems are essential, our real focus is on the continuing improvement in our overall culture towards safety at work, such that the safest behaviours are consistently demonstrated to enable us to progress towards our goal of zero harm.

During these times of strong growth, Leighs is committed to establishing our organisation as a sustainable, valued and long term participant in the New Zealand commercial construction sector. As part of our strategy to achieve this, we continue to strengthen our balance sheet to provide financial security to our clients, and to ensure we have the level of resource and capital required to deliver projects superbly well.

We have a stated goal to be New Zealand's best. This doesn't mean the biggest, it means the construction company that continuously provides the highest possible level of service to our clients.

Leighs is a special company made up of more than 250 special people. We are growing positively, we are delivering projects safely and superbly well, and we are strongly positioned for the future.

Anthony Leighs
Managing Director

MESSAGE FROM THE CHAIR

Although Leighs is a privately owned company, it operates with a fully independent board of four directors, together with Anthony as Managing Director. All the disciplines expected of best practice governance are incorporated in the board's Code of Governance. Earlier in the year, in anticipation of developing our Auckland operation, we appointed a locally based director. The board welcomed Paul Duffy's expertise in property development and his broad knowledge of the industry and the Auckland scene. To recognise the company's geographic expansion, the board meets formally in Auckland and Christchurch in alternate months.

As expected of directors, our board spends considerable time focused on health and safety. The board's policy of zero harm is an integral part of the company's culture. The board has embraced the new health and safety legislation, and recognises that the company's relationship with its sub contractors is an important aspect of site safety. Our site managers keep vigilant to ensure standards are maintained by all on site.

With expanded operations comes vigorous fiscal monitoring by the board. Future financial forecasting ensures our growth is strategically planned, measured and in keeping with our equity structure.

Although not required by company legislation, as part of our growth strategy, the company has decided to strengthen financial oversight by appointing independent auditors to ensure the credibility of our financial reporting is maintained and represents best international reporting standards.

In retrospect, it has been a very successful year for the company, and a credit to our experienced and motivated management team and staff.

Peter Young
Chairman







1992
ANTHONY LEIGHS
INCORPORATES LEIGHS
CONSTRUCTION LTD



1995
LEIGHS CONSTRUCTION
OPERATIONS COMMENCE
WITH 2 EMPLOYEES



1996
FIRST DESIGN BUILD
PROJECT AT BARRYS BAY
TRANSFER STATION



1997
ESTABLISHED CANTERBURY
BASED OFFSITE
PRE-CASTING CAPACITY



1998
AWARDED RAEWARD
PRODUCTION AND RETAIL
FACILITY – A MAJOR
BUILD OF THE TIME

2000

FIRST JOB FOR LICHFIELD
HOLDINGS LTD
(WHITCOULLS) – BEGINNING
OF A LONG TERM CLIENT
RELATIONSHIP

2002

ANTHONY NAMED NZIOB
YOUNG ACHIEVER



CELEBRATING 20 YEARS



2011
HALLENSTEINS
DEMOLITION



2011
RE:START OPENS

2011
JV WITH MACKAYS
DEMOLITION FORMED
TO CLEAR BUILDINGS
FOLLOWING CHRISTCHURCH
EARTHQUAKES



2011
PPE VALUES LAUNCHED



2010

BENMORE POLE 3 –
PROJECT OF NATIONAL
IMPORTANCE



2010

KAIAPOI NEW WORLD –
FIRST CONTRACT WITH
FOODSTUFFS





2004

ANTHONY AWARDED ANZ
BUSINESS SCHOLARSHIP

2006

CLEAN SWEEP OF NZIOB
AWARDS FOR HILLARY
FIELD CENTRE PROJECT

2006

CLEARWATER RESORT
PROJECT – 350 PRECAST
ERECTED UNITS IN FOUR
MONTHS



2006

INTRANET SYSTEM
DEVELOPED AND
LAUNCHED



2004

HALLENSTEINS BUILDING
– FIRST MULTI STOREY
TOWER CRANE PROJECT

2005

HILLARY FIELD CENTRE
– LEIGHS FIRST PRIVATE
ORGANISATION TO BUILD
FOR THE GOVERNMENT IN
ANTARCTICA



2010

THREE INDEPENDENT
DIRECTORS APPOINTED

2009

CONSTRUCTION OF
EAST TIMOR EMBASSY
FOR THE NEW ZEALAND
GOVERNMENT



2008

LES MILLS GYM,
CHRISTCHURCH – FIRST
GYM IN NEW ZEALAND
BUILT FROM SCRATCH



2009

MEADOW MUSHROOMS
COMPOSTING PLANT –
LARGEST JOB FOR LEIGHS
PRE EARTHQUAKES



2007

ANTHONY PRESENTED
WITH NZIOD EMERGING
DIRECTOR AWARD





2011

GRAEME EARL JOINS THE TEAM AS SOUTH ISLAND OPERATIONS MANAGER



2012

AMAU AND PARKSIDE – SIGNIFICANT HEALTH PROJECTS FOR THE CDHB, COMPLETED DEFECT-FREE



2012

FIRST FILIPINO WORKERS JOIN THE TEAM AND EYRE LODGE PURCHASED



2012

CSO SERIES SPONSORSHIP FORMED



2012

ANTHONY APPOINTED CHAIRMAN OF NEW ZEALAND REGISTERED MASTER BUILDERS

2013

LEIGHS CONSTRUCTION COMPLETES STRANGES BUILDING – LEIGHS HEAD OFFICE MOVES IN TO SECOND STOREY

2015

CONSTRUCTION COMMENCES ON SMALES FARM AND SKHY APARTMENTS PROJECTS IN AUCKLAND



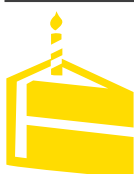
2015

WORK COMMENCES AT MIDDLEMORE HOSPITAL ON LEIGHS' FIRST MAJOR AUCKLAND PROJECT



2016

AUCKLAND OFFICE CELEBRATES ITS FIRST ANNIVERSARY



2015

ANTHONY LEIGHS CHAMPION CANTERBURY SPECIAL COMMENDATION AWARD



2015

LEIGHS CELEBRATES 20 YEAR ANNIVERSARY



2013

LEIGHS COCKRAM JV
FOUNDED AND AWARDED
BURWOOD HOSPITAL
REDEVELOPMENT CONTRACT



2014

ANZ CENTRE COMMENCED
ON FORMER HALLENSTEINS &
TRIANGLE CENTRE SITE



2014

BECAME CSO PRINCIPAL
SPONSOR



2015

AWARDED UNIVERSITY OF
OTAGO SCIENCE CONTRACT –
FIRST PROJECT IN DUNEDIN



2013

FACEBOOK PAGE LAUNCHED
– FIRST VENTURE INTO
SOCIAL MEDIA



2015

ANZ CONCRETE POUR SETS
REBUILD RECORD

2015

INSTALLATION OF NEIL
DAWSON'S FANFARE
SCULPTURE COMPLETED



2015

JEFF VIVIAN JOINS THE
TEAM AS AUCKLAND
OPERATIONS MANAGER

2015

H&S AS/NZS 4801
ACCREDITATION ACHIEVED

2015

PAUL DUFFY, AUCKLAND
DIRECTOR, JOINS BOARD OF
DIRECTORS



2015

LEIGHS ACHIEVES ACC
WSMP TERTIARY LEVEL
ACCREDITATION

2015

AUCKLAND OFFICE OPENS AT
19 HARGREAVES STREET



BUILDING A NATIONAL BRAND

In April 2015, we opened our Auckland branch at 19 Hargreaves Street off College Hill, also securing the naming rights to the building that is our new northern home.

First employee in the door was Paul O'Brien, National Commercial Manager, who was soon joined by Jeff Vivian, our Auckland Operations Manager. A year later, the Auckland office is a hive of activity, with the Auckland team now exceeding 40 and growing, and Christchurch team members travelling to Auckland on a regular basis. With three high profile projects under construction (SKHY Apartments, The B:HIVE at Smales Farm, and the Harley Gray Building PC2 laboratory at Middlemore Hospital), and a realm of opportunities in the pipeline, these are exciting times for our national company.

At the southern end of the country, work commenced in November on the University of Otago Science Precinct redevelopment project. Like a number of our staff who have relocated from Christchurch to Auckland, team members from Christchurch have been working alongside new staff down south, ensuring the Leighs culture is embraced by those on each and every project.

Having developed a culture that inspires pride, passion and excellence since our early days of inception, a key focus of expanding the Leighs brand at a national level has been to ensure these values are instilled in our offices and on sites across the country. In Christchurch, now the headquarters of our South Island operations, these values have stood us in good stead for two decades, with the company having developed a reputation for being quality builders who deliver projects on time and on budget. As Christchurch is rebuilt, the nature of the projects our teams are working on has become increasingly diverse, as apparent in the Project Portfolio section of this Annual Review.





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LOOKING BACK AT 2015

Graeme Earl *South Island Operations Manager*

Our South Island teams have had a fantastic year, with a number of large projects, including the ANZ and BNZ Centres, gaining significant momentum. This was highlighted with the successful completion and occupation of the BNZ Centre Stage 1 on time and within budget.

Further out in Christchurch's suburbs, The Hub, Hornby project commenced the second stage of its \$50m retail development. Since Leighs completed Stage 1 in late 2014, this mall has shown consistent growth.

We have further cemented our involvement as ECI contractor on significant health projects, including the Canterbury Charity Hospital, and Avenue Health facility on Bealey Ave for KM Surgical. It is exceptionally rewarding to work alongside and be part of the design and delivery team on these important and complex construction projects. Leighs Cockram JV's undertaking of the Burwood Hospital Redevelopment project, part of the largest and most complex hospital building project in the history of New Zealand's public health service, is providing further opportunity for Leighs to provide recognised health construction expertise across other similar health and research projects throughout New Zealand.

Having set a goal to secure opportunities within the greater South Island, in late 2015 we were awarded our first substantial project in Dunedin, at the University of Otago. We are looking forward to further consolidation of the overall South Island.

Paul O'Brien *National Commercial Manager*

The commercial and new business teams continue to show an impressive level of commitment, enthusiasm and professionalism to ensure client expectations and requirements are surpassed both during pre-construction engagement and during the construction phase. Our commercial, new business and project teams go to great lengths to successfully achieve this, whilst also delivering great outcomes for the company. This is due in no small part to the great teamwork and camaraderie they collectively exhibit on each project.

For me, the key highlights of 2015 were the successful completion of a number of varied projects in Christchurch, together with the successful integration of the business into the Auckland market. The welcome by the Auckland market, both client and supply chain, has been nothing short of phenomenal. These achievements are all a great reflection on the calibre of our people and the culture of our business.

In 2016, I'm looking forward to helping our teams deliver on the great opportunities we have been trusted to undertake, and continuing to build on what they and the business have achieved to date.

Jeff Vivian *Auckland Operations Manager*

With the Auckland office set to celebrate our first anniversary in May 2016, it's amazing to consider the number of milestones that have been achieved in such a short period.

After meeting with potential clients, consultants, suppliers and subcontractors, we were very humbled to see the support for Leighs in the wider market. In 12 short months, we have grown to a professional staff numbering in the 30s, and a significantly growing number of trade staff, which ensures we have a strong capacity to deliver projects exceptionally well.

The team is extremely proud of what we are achieving in the Auckland region. We have a genuine excitement to be delivering projects for the Counties Manukau District Health Board, Tim and Andrew Lamont, with their prestigious repurposing of the original Winstones head office, and an innovative project for Smales Farm, which through clever design is making tenants rethink how business can be conducted.

The team in Auckland is passionate about ensuring the success of Leighs continues in the City of Sails.

David Jarman Chief Financial Officer

During the year, the finance team assisted in setting up the Leighs business in Auckland to ensure all new projects have strong financial disciplines, and the costing to projects is timely and accurate. Leighs has continued its track record of paying all subcontractors and suppliers within terms.

With the company's expansion, we have grown bonding and other financial capacity significantly to meet the expected requirements for new projects.

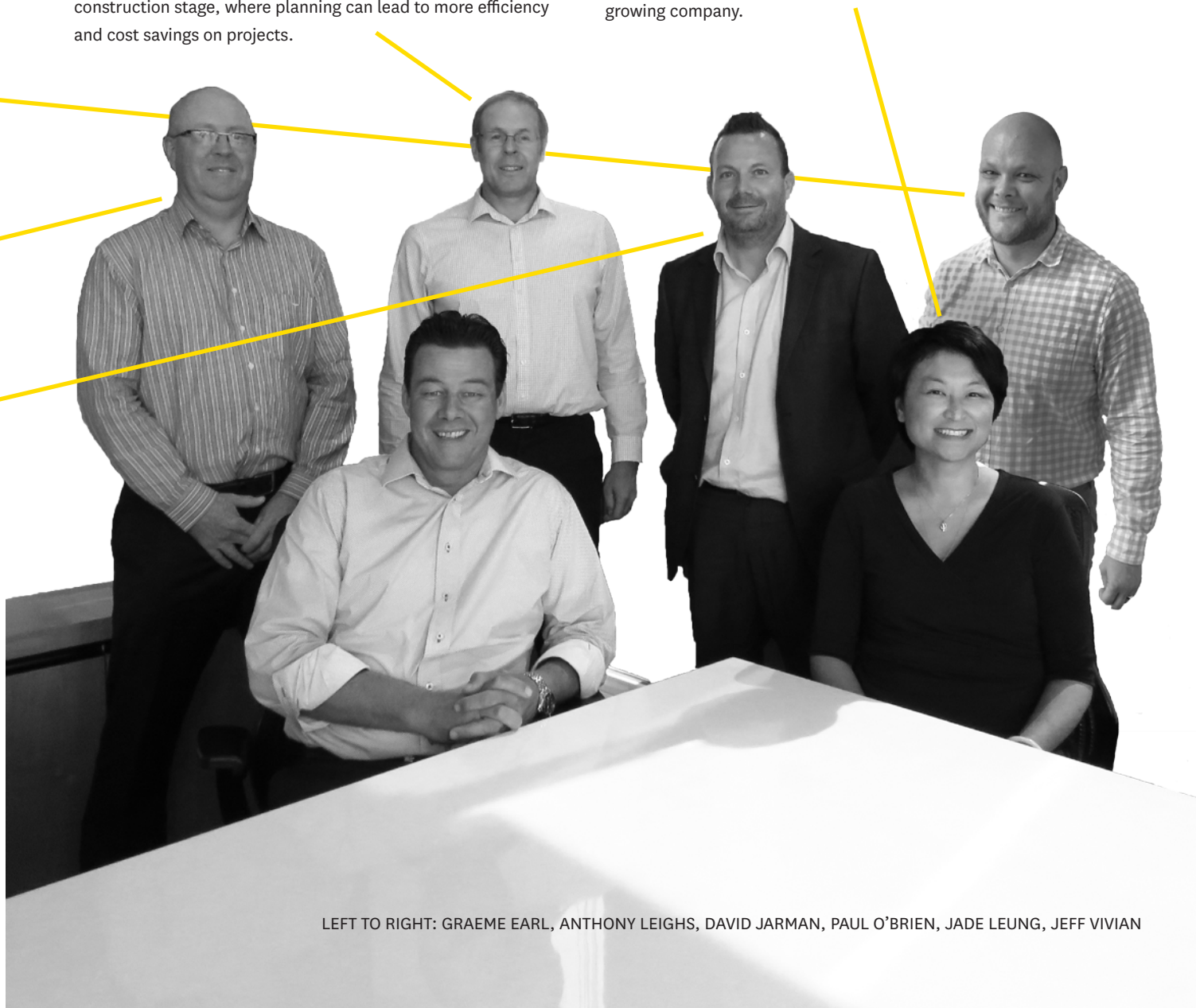
A major IT initiative was the transfer of our servers and network facilities to a cloud-based platform. This fully managed New Zealand-based service provides a high level of resilience and security as well as an improved wide area network to most sites, with others connected by wireless services. Video-conferencing has been introduced to facilitate meetings with external project teams, internal project reviews and other meetings. A key advantage of video-conferencing is that it enables our specialist professionals to spend more time working with our clients and their teams in other locations, particularly at the pre-construction stage, where planning can lead to more efficiency and cost savings on projects.

Jade Leung National Human Resources Manager

15

The safety of our people is paramount, and I am proud that at Leighs we have an unwavering focus on compliance, as well as a real and ongoing duty of care to our people. This year, we have gained our accreditation under the AS/NZS 4801 audit standard and tertiary level with the Workplace Safety Management Programme with ACC. While systems and process are important, ultimately our safety performance depends on our culture and collective values of Pride, Passion and Excellence. The focus of the coming year is to fully embrace zero harm, and demonstrate our passion for keeping our people safe by putting this at the heart of everything we do.

Another key objective for Leighs is retaining and developing our talent. Our leadership development programme – Building Awesome People – has been designed to grow our leaders, so they can better coach our people to demonstrate the right behaviours and foster a culture of excellence where high performance is expected, where people are alert to the risks around them, where people look out for their mates and where people take pride in being part of a highly successful and growing company.



LEFT TO RIGHT: GRAEME EARL, ANTHONY LEIGHS, DAVID JARMAN, PAUL O'BRIEN, JADE LEUNG, JEFF VIVIAN

FOCUS ON HEALTH & SAFETY

LEIGHS PLACES A STRONG EMPHASIS ON THE WAY IN WHICH WE CARRY OUT OUR PROJECTS, TO ENSURE WE DO NOT HARM OUR STAFF, OUR SUPPLIERS OR MEMBERS OF THE PUBLIC, OR CAUSE DAMAGE TO PROPERTY.



Striving for Zero Harm

We continue to strive for a zero harm workplace, where we have no injuries to anyone, at any time. Ultimately, we want our people to return safely home to their families every day. In 2015, we achieved a reduction in our total recordable injury frequency rate. Culture and leadership are critical in our journey towards zero harm and, with our strong safe work systems, the next step is to develop a common understanding that all injuries can be prevented.

AS/NZS 4801 Accreditation

In May 2015, our health and safety management systems achieved AS/NZS 4801 accreditation. We have recently had our accreditation confirmed, following a surveillance audit in December 2015. As well as being a requirement of our certification, this identified opportunities for further improvement, and reconfirms that we are consistently complying to this international standard. We are now working on extending our certification to include Auckland.



Health &
Safety
AS/NZS
4801

ACC Workplace Safety Management Systems

In August 2015, we gained tertiary level compliance for our ACC Workplace Safety Management Systems (WSMP). This accreditation is valid for two years, at which time our systems will be audited by an ACC selected external auditor.

Leighs Health & Safety Committee

Our Health & Safety committee members represent employees from all areas of the business – on sites, at our precast yard and in the offices. Chaired by Hamish Ward, the committee meets monthly to table any health and safety issues or topics that the greater team wish to have flagged and addressed.

Health and Safety at Work Act

The new Health and Safety at Work Act will come into force on 4 April 2016. As we already have a comprehensive safety management system, the legislative requirements will have minimal impact on our day-to-day operations. The main impact of the changes lie in who is responsible for the workers on our sites, and what incidents are reportable to WorkSafe. The Health & Safety team have been working behind the scenes to update our safety management system and are providing training to all managers in preparation for the upcoming changes.

Health & Safety Drawing Competition

We work for our families, and stay safe for our families, so we decided to ask our littlest Leighs family members to draw their Leighs mum, dad, uncle, friend, godfather etc going about their work in a safe manner. The top 12 entries were then included in a calendar for 2016.



COMPANY VALUES & AWARDS

Our values of Pride, Passion and Excellence (PPE) are applied to our day-to-day work, whether in the office, on site or in the boardroom.

OUR VALUES

PRIDE IN

- Constructing great buildings
- Being open, honest and transparent in all our dealings
- Being part of a highly successful and growing company
- Our reputation and what our brand represents

PASSIONATE ABOUT

- Safety, working as a team and looking after our mates
- Exceeding our client expectations
- Developing our people; our skills and careers
- Motivated, engaged and empowered people

EXCELLENCE IN

- Everything we do
- Service, delivery, building relationships and communication
- Delivering outstanding quality buildings
- Meticulous project planning and reporting



PPE AWARDS

IN 2015, WE ACKNOWLEDGED THE FOLLOWING FOR EXEMPLIFYING THE LEIGHS PPE VALUES:

Annual PPE Award winner, Kate Tait

Payroll Manager

Jeff Macdonald *Contracts Manager*

Joy Franilla *Carpenter*

Adam Parmenter *Senior Estimator*

Ché-Louise Bryant *HSE Coordinator*

Sally Orr *HR Business Partner*

Martin Collins *Site Manager*

Sam Hurley *Labour Efficiency Manager*

Marty Kamo *Apprentice*

Brian Phelan *Project Manager*

Craig Brown *Project Manager*

END OF YEAR AWARDS

Riki Te Pania

Apprentice of the Year

Emma Williamson

Cadet of the Year

John McWha Supervisor

10 Years of Service

Ché-Louise Bryant HSE Coordinator

2015 Annual Health & Safety Award

Kate Tait Payroll Manager

2015 Annual PPE Award



Kate Tait



Emma Williamson

John McWha



INDUSTRY AWARDS & ACCOLADES

We're proud of our people and the high quality of our projects, so it's fantastic when they are also acknowledged by the industry:



Rangi Ruru Girls' School Project Blue Sky Stage 1

Property Industry Awards | Excellence

New Zealand Commercial Project Awards | Gold Award for Education



Anthony Leighs, Managing Director

Anthony was presented with the Special Commendation Award at the 2015 Champion Canterbury Awards for his contribution to the region. The award was presented at a black tie event by Prime Minister John Key.



Christchurch Eye Surgery

Property Industry Awards | Excellence

New Zealand Commercial Project Awards | Gold Award and National Category Award for Health



Andrew Clucas, Contracts Manager

Andrew was awarded Excellence in the \$25 - \$50million category at the NZIOB Awards for his role as Project Director of Project Blue Sky at Rangi Ruru Girls' School in Christchurch.



New Zealand
Institute of Architects
Incorporated



Botanic Gardens Visitor Centre

New Zealand Commercial Project Awards | Gold Award and National Category Award for Tourism & Leisure

New Zealand Architecture Awards 2015 | John Scott Award for Public Architecture



New Zealand
Institute of Architects
Incorporated

Hamish Ward, Construction Management Cadet

Hamish (right) won the acclaimed title of Central South Island Apprentice of the Year, heading to Auckland for the finals, where as part of the judging criteria he had to display his fine carpentry skills.



Stranges Building

Property Industry Awards | Merit

New Zealand Architecture Awards 2015 | Sir Miles Warren Award for Commercial Architecture

Leighs team at the 2015 Commercial Project Awards



Anthony Leighs receiving Special Commendation Award



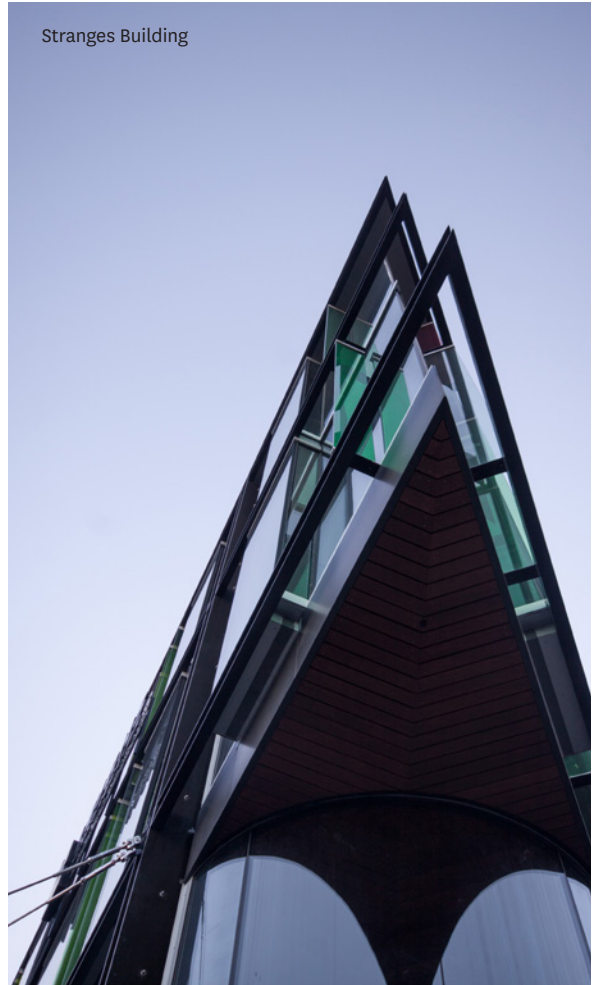
Andrew Clucas at Rangi Ruru Girls' School





Christchurch Eye Surgery

Stranges Building



Botanic Gardens Visitor Centre



Harley Gray PC2 Laboratory fitout, Middlemore Hospital



2015 PORTFOLIO

**IN OUR 20TH YEAR,
WE CELEBRATED A
DIVERSE PORTFOLIO
OF PROJECTS
ACROSS A WIDE
RANGE OF SECTORS,
INCLUDING HEALTH,
EDUCATION,
COMMERCIAL
OFFICES AND RETAIL,
APARTMENTS AND
COMMUNITY.**

COMPLETED PROJECTS

- | | |
|---|--|
| 28 BNZ Centre Stage 1 | 37 142 Kilmore Street |
| 30 Departments of Statistics New Zealand – fitout | 38 Canterbury Charity Hospital |
| 32 CIAL Retail Expansion & Cinema | 39 Mainfreight Warehousing |
| 33 Meadow Mushrooms | 40 Hornby Working Men’s Club retail |
| 34 Rangī Ruru Girls’ School
Project Blue Sky Stage 2 | 40 Montreux Furniture offices,
showroom and factory |
| 36 Avenue Health / KM Surgical | 41 Target Furniture |

CURRENT PROJECTS

AUCKLAND

- 42 SKHY Apartments
- 43 Smales Farm B:HIVE
- 44 Harley Gray PC2 Laboratory fitout,
Middlemore Hospital
- 45 Birkenhead Apartments

CHRISTCHURCH

- 46 BNZ Centre Stage 2
- 47 ANZ Centre

- 48 The Hub, Hornby

- 49 The Piano

- 50 Blackwells Holden & Mazda yards
and showroom

- 51 Mt Pleasant Memorial
Community Centre

DUNEDIN & ANTARCTICA

- 52 University of Otago
Science Precinct Redevelopment
- 53 Hillary Field Centre extension

LEIGHS COCKRAM JV

- 55 Burwood Hospital Redevelopment





COMPLETED PROJECTS

BNZ CENTRE STAGE 1

The BNZ Centre comprises two, multi-storey buildings for office and retail use. At the heart of the square is a 1,000m² landscaped area, overlooked by the office spaces. The 29,000m² Stage 1 development is made up of one six-storey building, with a mezzanine carpark.

Leighs Construction has been involved in this project since the outset, prior to any concept designs. The objective was to create a simple design, enabling sensible decisions that would enable the project to meet budget. One of the challenges in rebuilding Christchurch is the commercial reality of rental levels considered against project costs, hence the need for high quality, innovative and economic solutions, which Leighs achieved on this project.

Design has allowed for ground improvement solutions using Rammed Aggregate Piles (RAPs) and Tension Piles, along with Fuseable Link K Braces. Sub-contractor design and build package contract agreements are in place for façades, building maintenance and access systems.

The client's desire to create a sustainable building incorporating principles of 4-star Green Star has been met, with the team constructing an energy efficient building in line with industry best practice. Stage 1 has been completed, with tenants ranging from government departments to hospitality and retail outlets thrilled with their new space.



DEPARTMENT OF STATISTICS NEW ZEALAND – FITOUT

Located in the new BNZ Centre Stage 1, this three level interior fitout comprises 5,730m² of office space for nine state agencies. With the Government committed to revitalising the heart of the CBD, Statistics New Zealand is the first agency to move into the newly completed building.

An innovative feature ceiling welcomes staff and visitors to the staff hub and reception areas. The central meeting room can be converted into one or two spaces, through inclusion of Operable walls. The offices feature noise-minimising 3D tiles and painted whiteboards for comfort and functionality. Birch ply panels line the walls and add warmth and sophistication to the space. Kitchen and tea stations have been styled to bring staff together in a modern and pleasant environment.

The design of all components is thoroughly coordinated to achieve the required seismic clearances between all components. All elements have been designed for an independent seismic performance.

Some complexity was added to the project by additional works being scheduled into a very tight programme, but the entire three level fitout was completed on time, with key milestones being set to ensure the project was delivered above the client's expectations.

The outcome of this project showcases Leighs Construction's ability to produce a high standard and quality commercial fitout, including a challenging design, from a programme, architectural and services perspective.





CIAL RETAIL EXPANSION & CINEMA

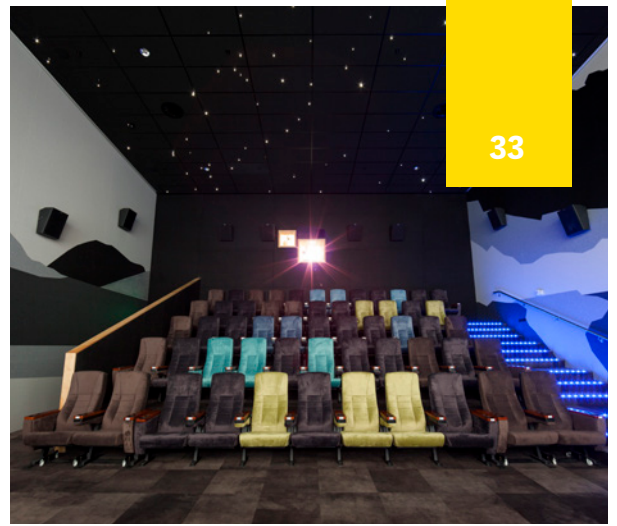
The 750m² retail expansion for Christchurch International Airport Limited (CIAL) involved extending the first floor retail areas within the integrated terminal building. An interactive foyer area leading through to a 56-seat cinema was built alongside the retail space. The work included a walkway suspended in the retail roof space that acts as a plant room for the expanded areas and houses the fan cooling units and services.

In particular, our installation of the exterior façade to match the existing was praised by both the client and the public. This was a highlight for the team, and created a natural and consistent addition to the terminal.

In order to work in with the airport's hectic comings and goings, Leighs Construction worked in shifts to avoid any potential disturbances to the day-to-day running of the airport. Work was often carried out after the last flight for the day had landed and before the arrival of the first flight the next morning. Leighs Construction was applauded for our ability to deliver this project in a discreet manner alongside our consistently high levels of health and safety practices.

After completion of this project, Leighs carried on work in the operational airport working on new ablution fitouts.





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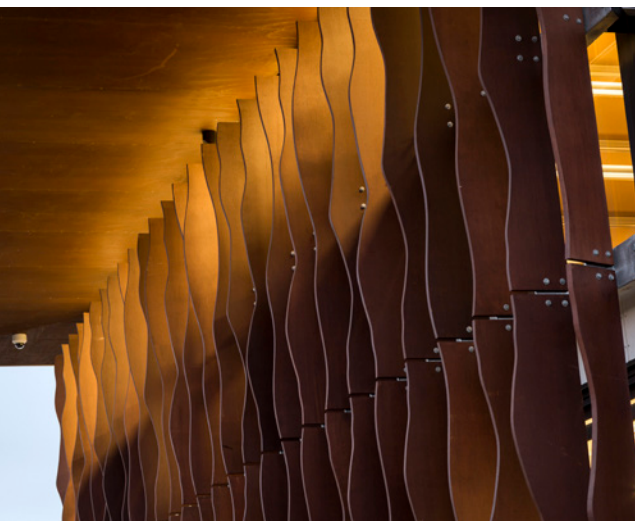
MEADOW MUSHROOMS ADMINISTRATION & RECEPTION

In January 2015, Meadow Mushrooms contracted Leighs Construction to construct their new two-level office and administrative building. The new build was carried out on their existing premises, where their current offices were housed behind the company's growing facilities in Hornby. Leighs has a proud history of building for Meadow Mushrooms for over a decade.

The construction consisted of two levels totalling 815m² of open plan offices, a large new atrium entrance, board room, show room kitchen, and over 4250m² of new landscaping. Remaining operational and maintaining business as normal were key priorities in the delivery of this project.

Its exterior is architecturally designed to represent a mushroom, with an overhanging canopy and brown wooden fins. The interior is also finished to a high spec, with an abundance of light filtering through the atrium.

The new Mattamore building is a state of the art administrative service centre. Mattamore is an important stage in a significant expansion and redevelopment project that is positioning Meadow Mushrooms to meet the growing and challenging demands of the New Zealand consumer.







RANGI RURU GIRLS' SCHOOL PROJECT BLUE SKY STAGE 2

Stage 2 of Project Blue Sky involved construction of a 2,000m², two-storey, music and drama facility.

The state-of-the-art facility includes a dance studio, teaching spaces, a 120-seat theatre, complete with full stage lighting technology, and a concrete curved staircase linking the levels. The exterior includes 15 sunshades, whose pitches can be altered to reflect light at various times of the day and year.

A fast-track open book delivery process was used to deliver new facilities within a programme that minimised any disruption to the normal day-to-day running of the school. This approach enabled a cost effective design, surety of product and trade, and an immediate onsite start. The open relationship between the school and Leighs reduced construction timeframes and ensured early construction completion.

The outcome is a stunning example of innovative design and high quality construction.



AVENUE HEALTH / KM SURGICAL

The Avenue Health / KM Surgical project was completed with outstanding results, and the client is pleased with his new facility, located on a busy road in a largely residential area.

The facility includes two operating theatres, pre-op and recovery rooms, six consultant rooms, two treatment rooms, laser procedure room, pathology, Solais suite, phototherapy room, LED room and a number of staff spaces.

The biggest challenge of the project was constructing a facility that involved complex services in a tight area. The team were required to coordinate extensively between trades in order to make it work.



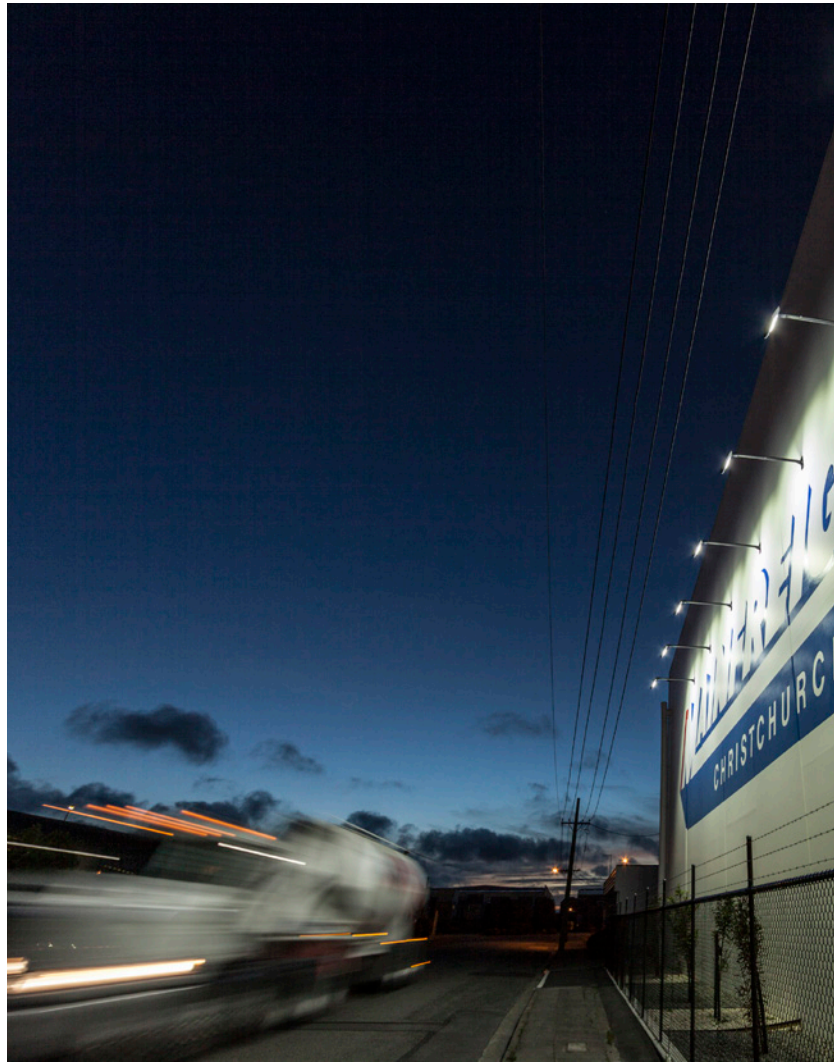


142 KILMORE STREET

This much admired, well designed commercial building in central Christchurch was delivered on time and attracted tenant demand well before completion.

The structural design is based around a low seismic impact philosophy, employing the use of sliding hinge joints in the steel frame to allow movement and a thick one piece ground raft slab for base stability. The frame is further future proofed for the later addition of a fourth level that will also reap the benefits of the active system. Architecturally, each level provides spacious amenities suitable for one or two tenancies per floor.

The interior space, with full height glass and balconies, boasts a stunning outlook over the soon to be developed Northern Green Frame. The tiled lobbies and polished concrete staircase allow the interior to display a level of elegance already suggested by the copper exterior cladding. With features such as fully fenced parking and access control options, the end product provides a premium example of what a collaborative approach can achieve.



CANTERBURY CHARITY HOSPITAL

Leighs Construction staff have been involved with the Canterbury Charity Hospital since its inception, with the original project to convert a wooden villa in Harewood Road into a day surgery being recognised in the 2008 NZIOB awards.

This third stage of the hospital development involved extending the original villa to include a larger recovery room and changing room for staff, as well as two new ablution facilities, and removing old windows from the main operating theatre and making good the resulting openings.

Extensive fire proofing to the roof space that houses the plant room has been carried out, to bring the building up to the new building code.

The hospital has remained operational during the construction period, with the project team scheduling the programme of works to accommodate the hospital's high demand for providing services to some members of the wider Canterbury community who would otherwise not be able to access the healthcare they require.



MAINFREIGHT WAREHOUSING

Having completed a new Christchurch freight terminal and offices for Mainfreight New Zealand Ltd in 2014, work continued on this three year, staged project for New Zealand's largest freight company. Mainfreight Christchurch's freight and logistics operations had previously been spread over several adjacent sites. This led to operational inefficiencies, with double handling in both road and rail operations. There was also a shortage of warehousing capacity. This final stage involved the construction of new and extended warehousing.

Construction for the completed project included the erection of 686 18x20m precast panels. Substantial large span portal frames, a post tensioned floor and denka slabs required over 5000m³ of concrete.

This was a large scale project undertaken in a live freight logistic environment, with many challenges. The result is a world class warehouse, freight and office facilities, increased capacity and efficiency of their freight operations, and the creation of a major facility for the Christchurch operation.

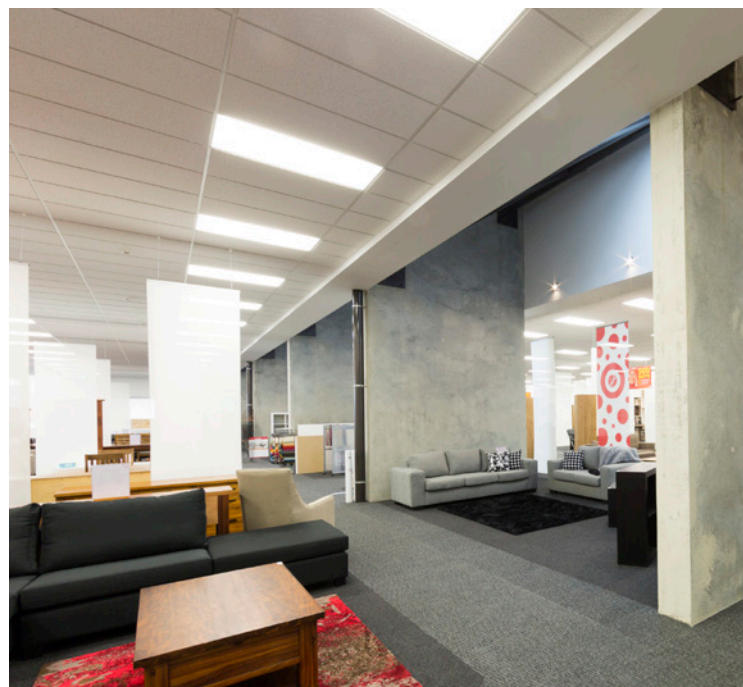


HORNBY WORKING MEN'S CLUB RETAIL

This project entailed construction of a 4,000m² retail complex for repeat client the Hornby Working Men's Club & MSA, who own the 3.8 hectare-site between The Hub mall and the railway line in Hornby, Christchurch.

Even before work commenced on the project, the retail complex was proving popular with tenants, with a large portion of the retail spaces leased prior to construction.

The site was previously occupied by two bowling greens and a sports pavilion.



MONTREUX FURNITURE OFFICES, SHOWROOM & FACTORY

The 2,500m² development houses Montreux Furniture's boutique factory, Designmade trade showroom, office and staff spaces, and cafe.

Located in a residential area, directly next door to an operational rest home, the project required careful management to avoid any disruption to the surrounding area. The site had extremely poor ground quality, which necessitated stone column ground remediation.

The cost effective design comprised a steel frame structure, insulated panel roof and precast concrete. Extensive use of cedar for visible elevations creates a pleasant street-side view, and conceals the sheer size of the factories and showroom on the rear of the section. It also maintains the residential atmosphere of the neighbourhood.

This project was completed to programme, with the clients being thrilled to have moved into their new premises.





TARGET FURNITURE

A repeat client for Leighs Construction, The Gama Foundation wanted to double the size of their showroom at Target Furniture in Blenheim Road, whilst keeping the existing showroom open for business throughout the expansion project.

The expansion included maintaining an existing exterior wall to link the buildings, which entailed intricate propping.

The space frame truss signals the link between the old and new buildings. Clever use of the space in between the precast concrete buttress panels enables the large, open showroom to be broken into more specific retail spaces.

This project also involved restrengthening of the original retail space, which was housed in a barrel-vaulted warehouse.



CURRENT PROJECTS

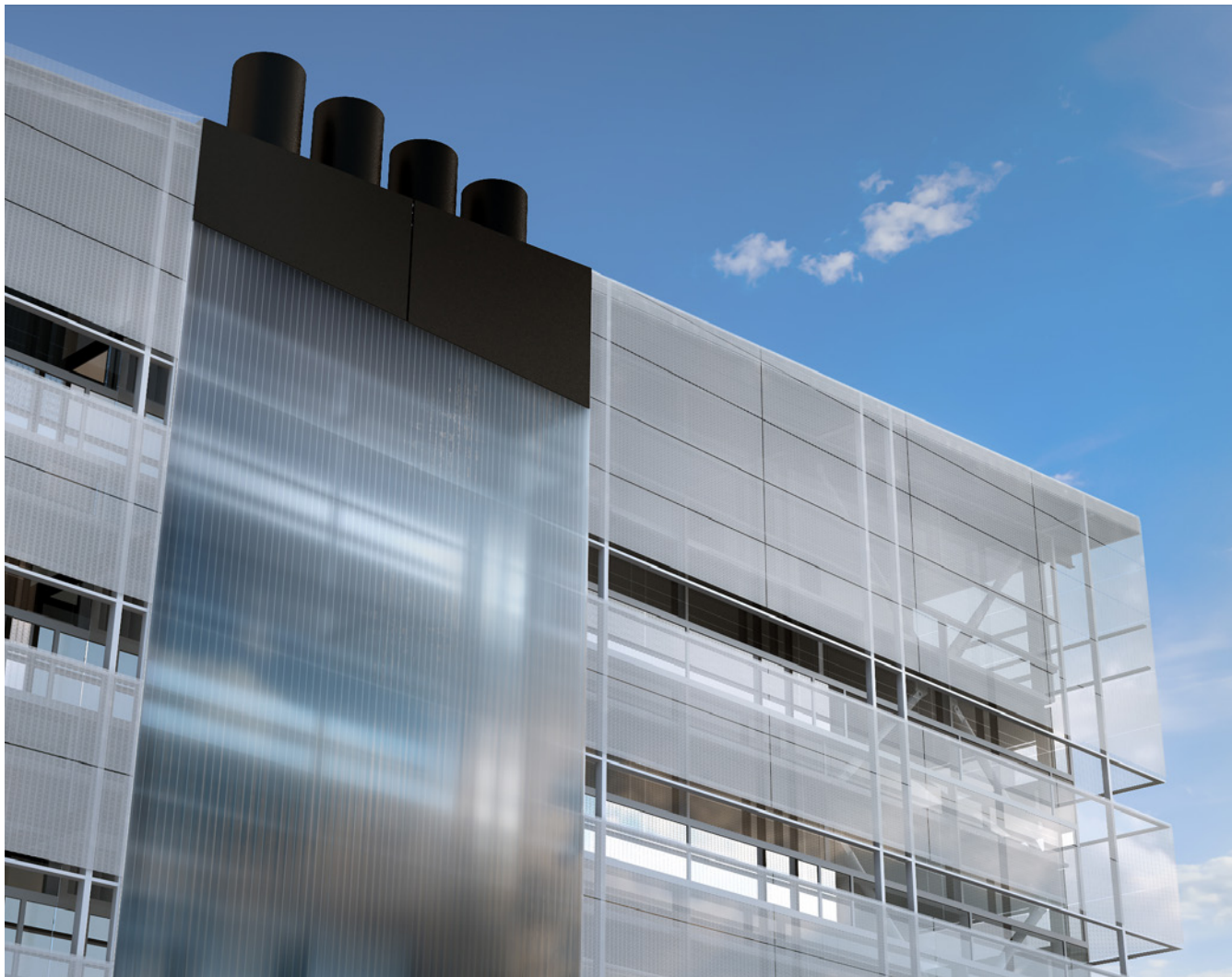
AUCKLAND SKHY APARTMENTS

Leighs Construction has commenced work on our first addition to the Auckland skyline.

SKHY Apartments is a repurposing project that will see the former Winstone Tower at the top of Khyber Pass in Newton converted into 65 luxury apartments over 12 storeys.

Designed by award winning Cheshire Architects, and set at one of the highest vantage points in Auckland, the apartments will have some of the best protected views in the city.

(artist impression by Cheshire Architects)





SMALES FARM B:HIVE

Smales Farm is a commercial precinct on Auckland's North Shore devoted to the cultivation of smart businesses, their people and their ideas.

Leighs Construction is at the forefront of the next phase of development at Smales Farm, working on constructing the B:HIVE, an innovative, flexible, 18,000m² working space that includes a five-level commercial office building plus basement carpark and associated infrastructure, site roading, carparks and landscaping.

With sustainability and people at the core ideas of the design, this project is the first building designed under the principles of the International Wellness Standard in New Zealand, and will create a positive, healthy environment for employees.

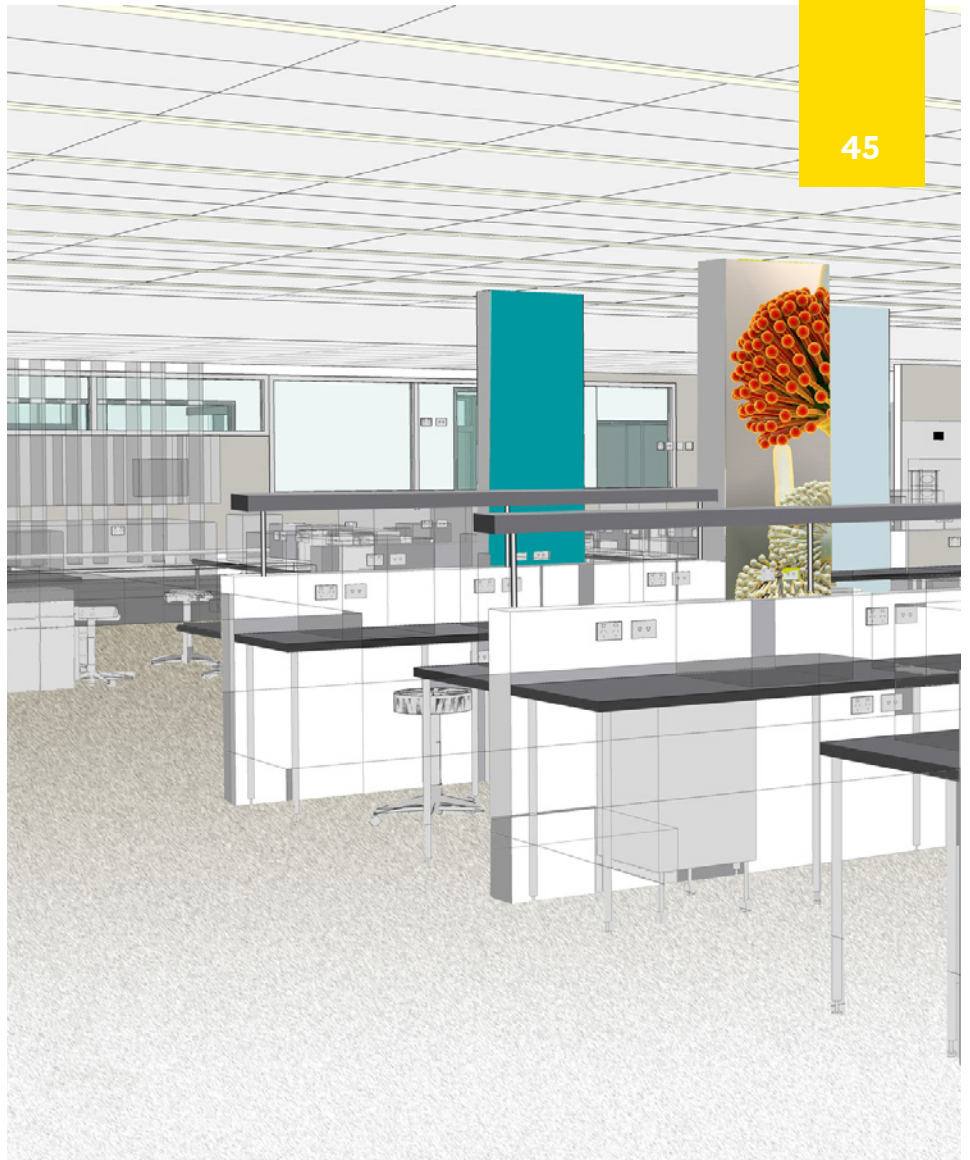
HARLEY GRAY PC2 LABORATORY FITOUT, MIDDLEMORE HOSPITAL

This project to build a new laboratory for Middlemore Hospital to replace their existing laboratories commenced in Auckland in November 2015.

The site is located in a future proof shell on level one of the new Harley Gray building, which itself was completed in 2013. This is a logistically challenging project, as the team are working in a live hospital, with 14 operating theatres directly above, and a 24-hour neonatal intensive care unit directly through the other side of the wall.

The team has researched and implemented a system where they have fixed some 30,000 concrete anchors into the concrete slab to the underside of the existing live theatres, without any noise, vibration or other disruptive forces affecting the staff operating in the theatres above. They have also built a scaffold loading bay platform to a height of 12m, so they can lift all materials directly onto the platform and get them into level 1.





BIRKENHEAD APARTMENTS

This project involves demolition and redevelopment of 11 maritime point luxury villa apartments.

Located in Birkenhead, a North Shore suburb known for its historic character, the apartment façades are designed in a faux heritage style to fit into and enhance the look of the local heritage zone.

CHRISTCHURCH

BNZ CENTRE STAGE 2

Stage 2 of the BNZ Centre was commenced midway through construction of Stage 1, making this one of our largest construction sites to date. The larger of the two stages that make up the BNZ Centre development, this 18,600m², U-shaped building sits in front of Stage 1. The five-storey building has a car parking area on the first floor, which will be accessible from Stage 1 via two bridges. Balconies on the second, third and fourth floors overlook the central courtyard.

The project is designed to be highly accessible to the public, with numerous laneways connecting to streets and adjacent sites. The whole complex centres around a 1,000m² central courtyard, which provides an attractive, sheltered and sunny space, away from easterly winds and traffic. Perforated panels of different colours will make for a colourful façade.

One challenge of this project is managing the construction of a building where the basebuild requirements are constantly being changed to suit the multiple stakeholders, including three large office fitout contracts and 28 retail units.





ANZ CENTRE

Located on the former Triangle Centre site in the heart of Christchurch's CBD, Leighs Construction is presently constructing the new ANZ Centre, the future home of the ANZ bank, along with engineering consultancy Beca and a range of other retail and office tenants.

The three-storey ANZ Centre will have a 96-space basement carpark, and is being constructed on a high-profile site bordering Colombo, Cashel and High Streets. Surrounded by operational retailers and offices, Leighs Construction has programmed major works, including a project of concrete pours, to take place from 2am, ensuring minimal disruption to local businesses. In July, Leighs performed the largest single concrete pour of Canterbury's rebuild to date. Leighs workers started the massive task at 1am on Saturday and worked until late afternoon, with about 1,870m³ of concrete pouring into the Christchurch central city construction site's basement. About 370 trucks delivered the concrete. The team craned a pump into the basement and pumped the concrete into the area from three points on High St, Cashel St and Colombo St.

A stunning example of modern architecture, the ANZ Centre's main façades will be in a lightly tinted, high performance glass, with good visible light transmittance and with expressed vertical mullions. Spandrel panels and vision glazing will be complementary, and the horizontal joints will typically be minimised to present a vertical proportion. Glass and metal are the dominant materials being used in this development.

THE HUB, HORNBY

The second stage, which commenced in September 2014, involves further retail shops, a foodcourt and car parking. The final stage of this project involves refurbishment of existing facilities.

As The Hub remains fully operational throughout this project, care and attention has to be paid to ensure the day-to-day operations of the mall are not affected by construction works. This was initially achieved by the majority of the demolition works being undertaken outside trading hours.

Since commencing this project, Leighs Construction has demonstrated an ability to work well within a restricted site (bordering a state highway and mall loading dock) and coped with the demands of a fast-track procurement process, within a tight construction timeframe, while mitigating tenant disruption.

With its distinctive cladding, the new building taking shape will be an impressive tribute to Leighs Construction's hard work.





THE PIANO

This music centre includes a 330-seat, raised stage auditorium, with acoustics designed to enhance presentation of performance music to the fullest. The auditorium will also be suitable for large and small performances, drama, dance and music productions, recordings, festivals, lectures and workshops. The auditorium will be fully soundproofed and wired for the latest in lighting and audio/visual technologies. The stage will accommodate a choir of up to 120, an orchestra of 60-70 or a dance group of 30-40.

Two smaller wooden sprung performance spaces, with a capacity for up to 60 and 120 people, are also being constructed, along with several “drop-in” studios, equipped with pianos and a meeting room for the not for profit community and other group meetings.

The facility also includes a variety of soundproofed spaces and offices spaces designed to accommodate the business needs of music and related arts.

The name “The Piano” reflects architect Alun Wilkie’s inspiration for the lines and shapes of his exterior design - the curves, rectangles and architectural details can all be traced to those of a grand piano. It is subtle, and the elements are reconfigured, but they are there to be seen by a keen eye.



BLACKWELLS HOLDEN & MAZDA YARDS & SHOWROOM

Taking up three sites bordering Moorhouse Ave, Montreal St and Wilmer St, this project includes showrooms and yards for Blackwells Holden and Mazda, plus associated office spaces.

The project is rapidly taking shape behind the extensive hoardings, and is on target to be handed over to the client in June 2016.



MOUNT PLEASANT MEMORIAL COMMUNITY CENTRE

The original Mt Pleasant Community Centre, established as a War Memorial Hall in partnership between the Government, Christchurch City Council and the Mt Pleasant Community in 1954, was destroyed by the 22 February 2011 earthquake.

The new hall and meeting facilities have been designed by CMA + U, with the design maximising sea views and sunlight, whilst minimising the effects of winds. The building includes a hall accommodating up to 200 people, a dance studio, meeting rooms, a flexible studio space, office, administration area, kitchen, toilets and storage spaces.

The unique, bespoke centre is constructed out of LVL billets – 45mm thick sections that have been made in New Zealand by Nelson Pine.

Leighs Construction is delighted to be on board this exciting, community-driven project.



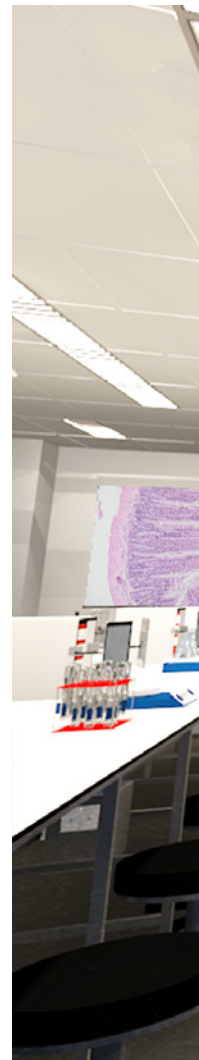
DUNEDIN & ANTARCTICA

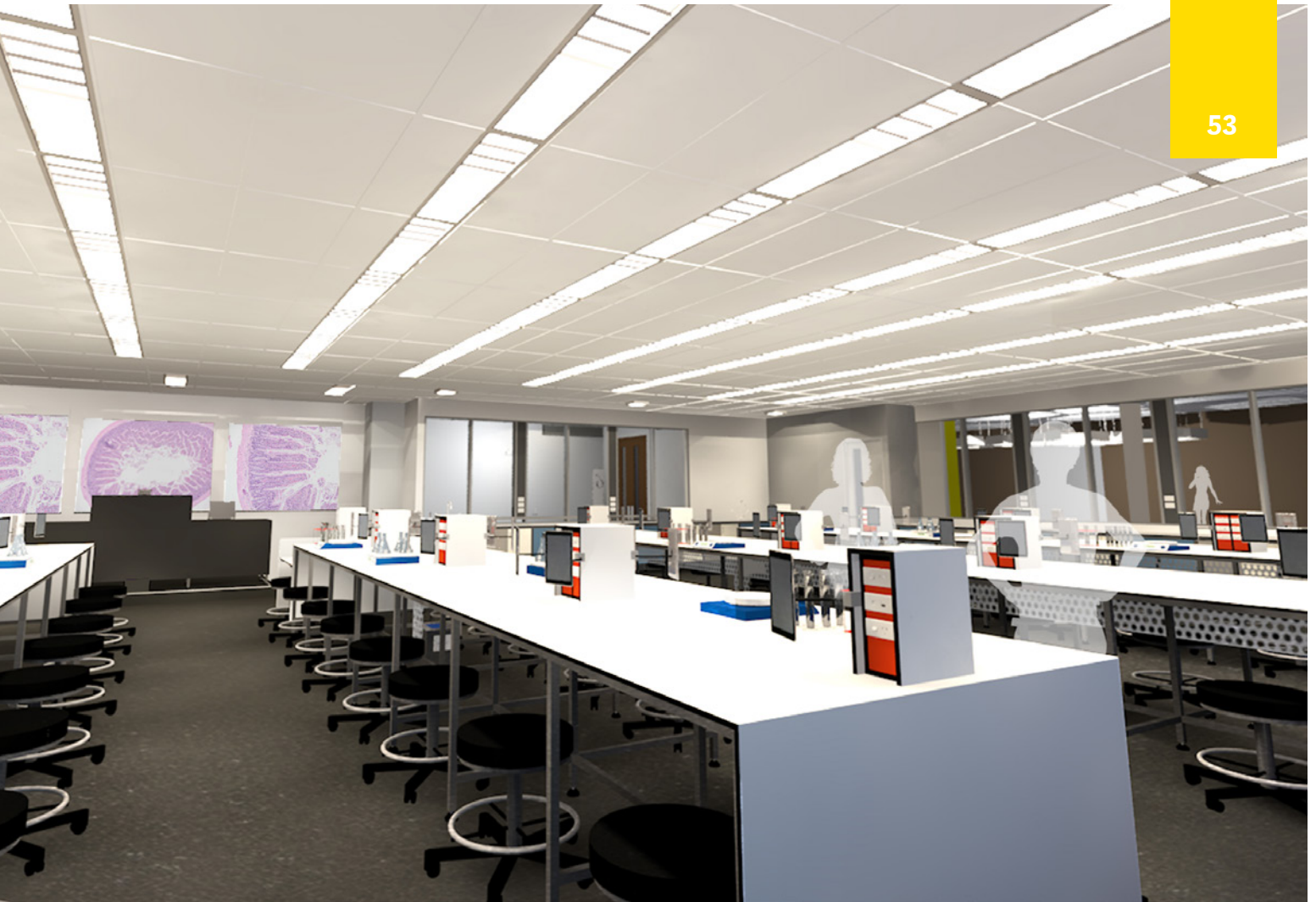
UNIVERSITY OF OTAGO SCIENCE PRECINCT REDEVELOPMENT

The redevelopment of the Science 1 building, involves recladding, and new windows, roof and exterior design.

The 6,500m² of primarily science laboratories used for science students will be remodelled and refurbished to the highest current scientific standards, housing a “super-lab” on the ground floor, with more laboratories, and improved airflow and ventilation, on additional floors. The labs are designed to be state-of-the-art and to serve the needs of the University for the next 30 years.

A temporary laboratory has been created to enable teaching to continue whilst construction is carried out. The ground floor link between Science 1 and the adjoining Science 2 will be reconfigured as a new link between the buildings.





HILLARY FIELD CENTRE EXTENSION

In the last quarter of 2015, we finalised and packed into 47 containers the materials and equipment required to extend the Hillary Field Centre at Scott Base in Antarctica. The boat carrying the goods left on 7th January, arriving at Scott Base two weeks later.

The project team, led by project manager Will Ngatai, flew south in mid January, where they have since been working in temperatures as low as -35°C , and in endless daylight. With the summer stint in Antarctica drawing to a close in April, the team will return to Christchurch, with the works set to recommence in late August for a further two months.

Back in 2004, Leighs became the first private organisation to design and build for the New Zealand Government in Antarctica when we were awarded the original Hillary Field Centre project, with all previous work having been carried out by the military.

The Hillary Field centre is a logistics facility, with this extension project comprising a warm porch and container dock. Logistics and environment combine to make this one of the most challenging construction sites on earth.



LEIGHS COCKRAM JV

BURWOOD HOSPITAL REDEVELOPMENT

In January 2014, Leighs Cockram JV Limited commenced work on the Burwood Hospital, the first major Government project to commence following the February 2011 earthquake.

Burwood Hospital's new state-of-the-art facility is part of the largest and most complex hospital building project in the history of New Zealand's public health service. The work at Burwood Hospital, together with the redevelopment of Christchurch Hospital, will cost more than \$650 million. At times a team of more than 500 has been working daily on site.

Included in the 35,000m² project are three, three-storey ward blocks, which will provide accommodation for up to 230 patients; clinical support services, such as radiology and physiotherapy; an outpatient clinic that will cater for about 80,000 people each year; and general service spaces, such as kitchen, an environmentally friendly boiler house, plant room and loading areas.

The boiler house contains two furnaces that run on wood waste. These furnaces produce enough hot water and steam for the entire hospital.

BURWOOD HOSPITAL BACK OF HOUSE

The first stage of the Burwood Hospital Redevelopment project was handed over to the client in early 2015. The back of house area services the increased hospital size, and comprises a commercial hospital kitchen, clean and dirty loading bays, supply and distribution space, and the plant to support the hospital.







FACTS AND FIGURES

IN 2015 LEIGHS CONSTRUCTION...

PUT MORE THAN
\$200M
 OF COMMERCIAL CONSTRUCTION
 IN PLACE

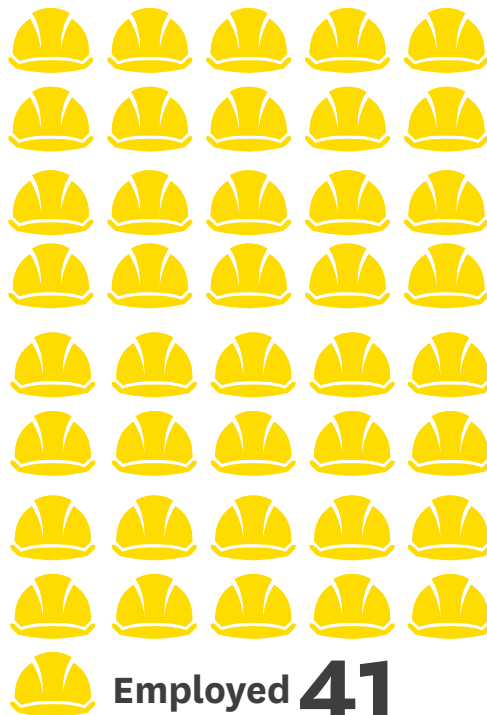


Completed **12** projects

Won **8** Project
 awards



Expanded into
2 new regions
 of New Zealand



Employed **41**
 new staff

A REBUILD RECORD WAS SET
AT THE ANZ CENTRE WITH THE

1,830m³
CONCRETE POUR



BNZ STAGES 1&2 USE

13,000L

OF INTUMESCENT PAINT
WHICH IS ENOUGH TO FILL



TOYOTA HIGHLANDER
GAS TANKS

BURWOOD
HOSPITAL
REDEVELOPMENT

employs

**OVER
500**

TRADESPEOPLE
**ONSITE
DAILY**



**FANFARE
SCULPTURE**
IS COVERED IN

360

SPINNING
METAL
PINWHEELS



THE HUB, HORNBY
PROJECT HAS USED

375T

OF STRUCTURAL STEEL
THE SAME WEIGHT AS



FULLY GROWN
MALE AFRICAN
ELEPHANTS

OR



BLUE WHALES

BNZ STAGES 1&2 HAVE

66 FLIGHTS
OF STAIRS

TOTALLING

703
STEPS

WHICH IS THE HEIGHT OF



DOUBLE DECKER BUSES
STACKED ON TOP OF EACH OTHER

THE YEAR AHEAD

2016

will be another great year for Leighs Construction. We have a very strong forward order book and pipeline of opportunities. It will be a year that will see us solidify our strategy of geographic diversity, with operations in Auckland, throughout the South Island and internationally. It will also be a year in which we will further enhance our capability, working towards our ultimate goals of zero harm and being New Zealand's best commercial construction company.



2016 will also be a year of investment in both our people and our processes and technologies that support our people.

Construction is a people business, and one of the key ingredients in Leighs' success is our wonderful team of people, who work within a values framework of Pride, Passion and Excellence. We refer to this as Leighs PPE. To work on a construction site, you need to wear PPE, but to work for Leighs, you need to live your PPE!

We are committed to the development of our people, and invest in furthering their technical and leadership skills, which contributes towards improved performance. We have a strategic work stream titled "Building Awesome People", and we are very focused on being a business that attracts and retains the best talent in New Zealand's commercial construction sector.

The other significant strategic work stream we are progressing is the adoption of technology that enables us to operate in a superior and more efficient way. Traditionally, the construction industry is a slow adopter of new technologies, however, times are changing and the construction site of the future will be very different to what we are familiar with today. Greater understanding and management of data, connectivity, collaboration and advanced machinery will make construction more efficient, enabling safer, faster and higher quality outcomes. We are committed to adopting world leading technologies that will keep Leighs at the cutting edge of the New Zealand commercial construction sector, and ahead of the inevitable disruption and change that will happen over the coming years in our sector.







IN THE COMMUNITY

Supporting community projects and helping individuals to achieve their goals and dreams is an important part of Leighs' culture. In 2015, we supported a wide range of groups and individuals...

KEYSTONE TRUST

We are proud to be working with Keystone Trust as a Key Scholarship Partner, providing a great opportunity to a student studying at University and looking to take up a career in the construction sector.

Our inaugural Keystone Trust Leighs Construction Scholarship recipient is Jamie Leach. Jamie is studying towards a Bachelor of Construction at Unitec in Auckland and is in her second year. As well as receiving funding towards her fees for 2016, Jamie will be mentored by our team during the year and will become a familiar face around the business.

SCAPE PUBLIC ART 'FANFARE'

Winter saw completion of the installation of Neil Dawson's 'Fanfare' sculpture. Originally commissioned in 2004, it was suspended from the Sydney Harbour Bridge to mark the New Year in 2005. 'Fanfare' was donated to Christchurch by the City of Sydney in 2007.

This visionary six-storey-high sphere (20m in diameter and weighing 25 tonnes) is covered in 1.5m steel pinwheel fans and can be illuminated in a spectrum of colours at night.

Leighs was heavily involved in this \$1.3 million project to transform what was originally a temporary sculpture into a permanent work of art. Joints have been strengthened and every piece of the complex artwork has been galvanised to make it rust proof. The top half of the structure was built on the specially erected support scaffolding and then craned into place and bolted to the bottom part of the sphere, which was built on the support legs, with further support scaffolding.

CHRISTCHURCH SYMPHONY ORCHESTRA

Our third year as Principal Sponsor of the CSO saw a concert season full of outstanding artists and new works. From Baroque to Bebop, Mendelssohn to Moa, 2015 once again had something for everyone.

The arts have an important role to play in ensuring the wellbeing of our community, acting as the glue that brings us together irrespective of age, ethnicity or gender. We believe that as a leading commercial project delivery and construction company, we too have a part to play.

Anthony Leighs and our National Commercial Manager Paul O'Brien
with Jamie Leach, Keystone Trust Scholarship recipient



Installing one of the 1.5m
steel pinwheels on 'Fanfare'



65

'Fanfare' coming together

Keeping the focus on our community



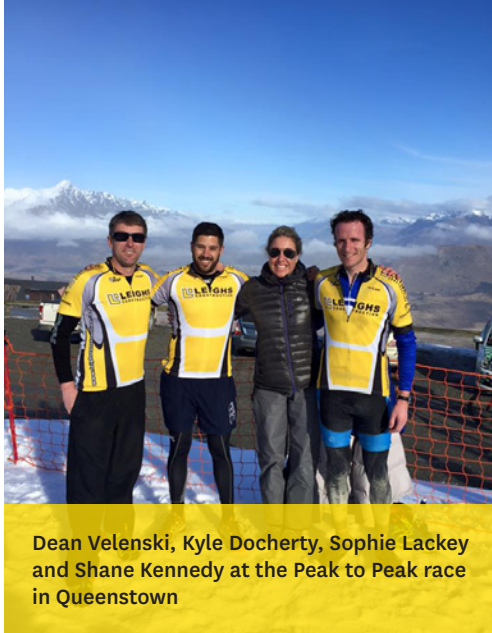
Proud to be Principal
Sponsor of the CSO

leighsconstruction.co.nz

LEIGHS
CONSTRUCTION



Leighs Filipino basketball team came 2nd in the Philippine Ambassadors Cup



Dean Velenski, Kyle Docherty, Sophie Lackey and Shane Kennedy at the Peak to Peak race in Queenstown



Celebrating 18 years with Leighs, Ross Stubley at ANZ, left, and Matt Searle at Burwood, right

PEOPLE & CULTURE



Cadet Away Day in Hanmer Springs – rafting and archery



Leighs sponsored the Mt Pleasant Small Business Awards



Raul Mallari with Nigel Latta, being interviewed for The Hard Stuff



Jane Leighs cutting the cake at our 20 Year Anniversary party



Shane Kennedy and Dean Velenski won the corporate 6 Hour Blast race.
Gemma Leighs competing, right



acks



Adam Closs at the Motatapu Race in Queenstown



Leighs City to Surf team



Santa leads the lolly scramble at the 2015 Christmas Party at Eyre Lodge



Above: Graeme Earl with Simon Taylor (Aurecon)
Below: Tim and Cilla Glasson (CHC Properties Ltd) with Brian Phelan and Geraldine McGettigan



Team members enjoy the 2015 Christmas Party at Eyre Lodge



leighsconstruction.co.nz

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