



## LUXURY LIVING

The Elysee Residences multi-million dollar apartment complex at Kirra on the Gold Coast is a model for sustainable construction practice combined with luxury living. The prestigious residential apartment building features 24 luxury 'super apartments' with nearly 400 square metres of prime oceanfront location in every package. 3 bedrooms with ensuites, fully-fitted designer kitchens and 14 square metres of balcony space make these apartments a beach lovers paradise. Prices start at around the \$4 million mark.

International construction company Laing O'Rourke who recently handed the project over to developers Reward Developments Australia have managed the project through to its completion in mid 2008. Responsible for international developments including work at, Heathrow Airport, the English Channel Tunnel Rail Link and the Al Raha Beach in Dubai, Laing O'Rourke began operations in Australia in 2004. For Elysee Residences this meant an efficient and holistic approach to the development from a well experienced management company. Founded in 1848 the company has grown to employ around 30,000 people worldwide and has an operating turnover of more than \$10 billion. The Australian hub employs more than 2,000 people.

The holistic approach to this project has been forefront in the minds of builders and developers. John Moynihan from Wisdom



# ELYSEE RESIDENCES



Consulting who provided sustainability advice throughout the design of the development states "Elysee has been used as a benchmark of best practice in sustainable design. We wanted it to be comfortable and a nice place to live but one that was very gentle on the planet." Features of the building that reflect this sustainability practice include two water tanks in the base of the building that hold 450,000 litres of water used for toilets, irrigation and maintaining the foreshore area between the building and the beach. Solar glazing has been used on windows to prevent heat loss, while bi-fold doors installed for airflow ensure natural climate control, a conscious decision made to choose only the most efficient heating and cooling systems.

The ability of Laing O'Rourke to produce pre-fabricated external walls off site not only completed the project six weeks ahead of schedule (after some major structural design changes at the last minute) but saved wastage of materials during the production phase as well.

Senior Project Manager Michael Colahan of Laing O'Rourke states "Prefabrication saves on wastage and allows the building works to progress a lot quicker, while still achieving the superior finish and five-star quality required of a high-class development such as Elysee."

In 2006 Laing O'Rourke acquired Barclay Mowlem one of Australia's leading multi-

disciplined construction and services companies bringing additional scale, resources and capability to the company, and enabling accelerated delivery of already ambitious design and construction techniques.

Today, Laing O'Rourke offers a Total Solution Partner - bringing finance, development, design, construction and maintenance solutions to clients throughout Australia, Europe and the Asia Pacific region.

Laing O'Rourke began another massive \$80 million joint project in Western Australia with a roadworks upgrade recently awarded to them by the W.A. Government. Whether it's roads, power-stations, buildings and bridges Laing O'Rourke have the capabilities to handle the biggest projects in all areas from start to finish. An impressive ability from an inspired company.

"Our strategy is to work with a limited number of key clients where we are able to gather knowledge of their business and create deep working relationships, so we can focus on delivering extra value."

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**B**risbane Certification Group has been involved with key organizations in the building industry for over seventy years and provides building approval inspections and final occupancy (Certificate Of Classification) certificates for buildings and structures throughout Queensland. In 2001 B.C.G. became a privately owned company resulting in many changes including increased flexibility and favourable improvements to services for clients. “The company provides consultation services for building certification and offers building plan approvals, on-site inspections and professional, commercial and domestic building certification for compliance with the Building Code of Australia and other legislation.” states Derek Ballard, one of several key personnel in the twenty-nine strong team. Interestingly this team employs: twelve shareholders (four of whom are directors), six full time domestic certifiers, seven full time commercial certifiers and cadets ensuring that the company moves from strength to strength as the times change.

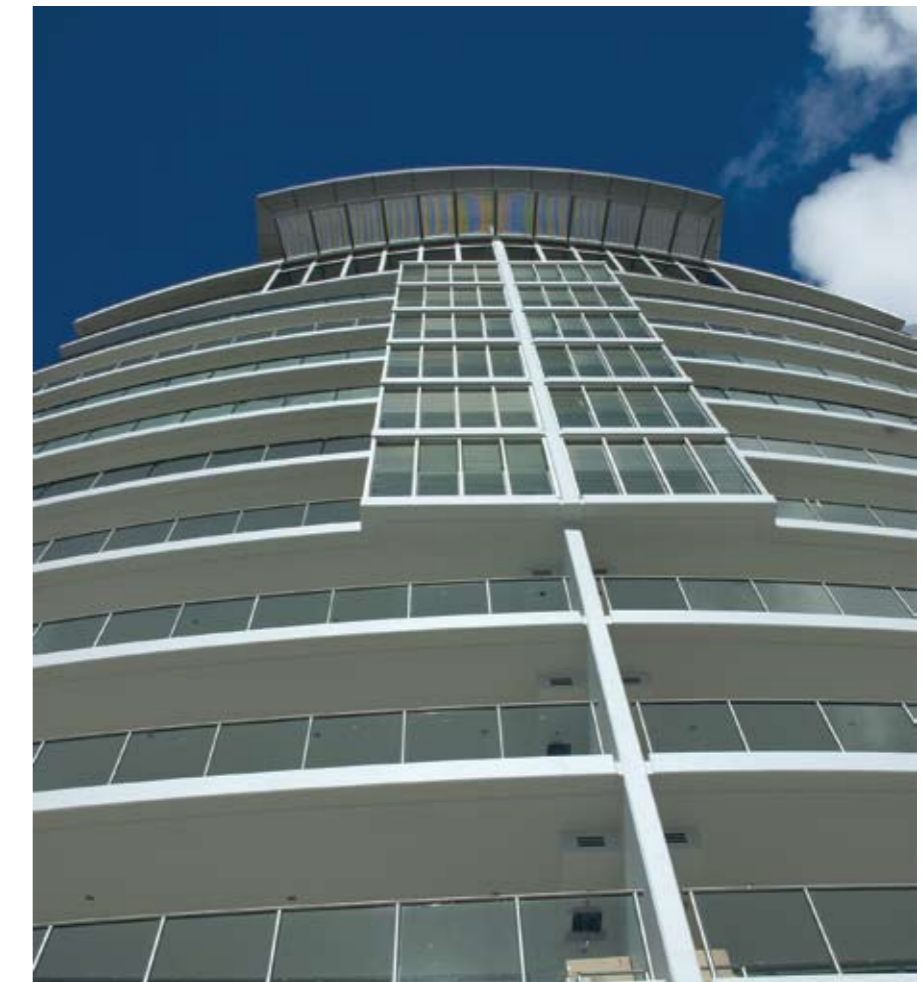
Domestic approvals and certifications provide services to many areas of the industry including property owners, architects, builders, designers and draftpersons as well as speciality areas relating to pool buildings and fences, landscaping and sheds. Minor works include pools, decks, carports, garages, pergolas, patios and retaining walls.

The commercial department of the company provides services on projects such as shopping centres (Woolworths and Myer), shops and shop fittings, chain stores (Hungry Jacks and K.F.C.) and property development working with architects, engineers, land owners and builders. High rise office buildings, car parks, cinemas (Chermside, Balmoral and Garden City), sporting facilities (Suncorp Stadium) multiple and unit developments (such as Elysee residences in Coolangatta), industrial buildings, nursing homes, hospitals (Mater hospital refurbishment) and schools are all part of B.C.G’s impressive resume.

Sporting the title of the “one of the largest certification company in Queensland” with a focus upon the south-east area of the state and



## HIGH-RISE ADVICE



drawing on over half a century of experience, the company can provide certification from the largest to the smallest jobs with staff providing savings to the client through diligent work and an awareness of legislation changes currently being implemented. That means up to date information, professional service and more cash staying in the pockets of clients.

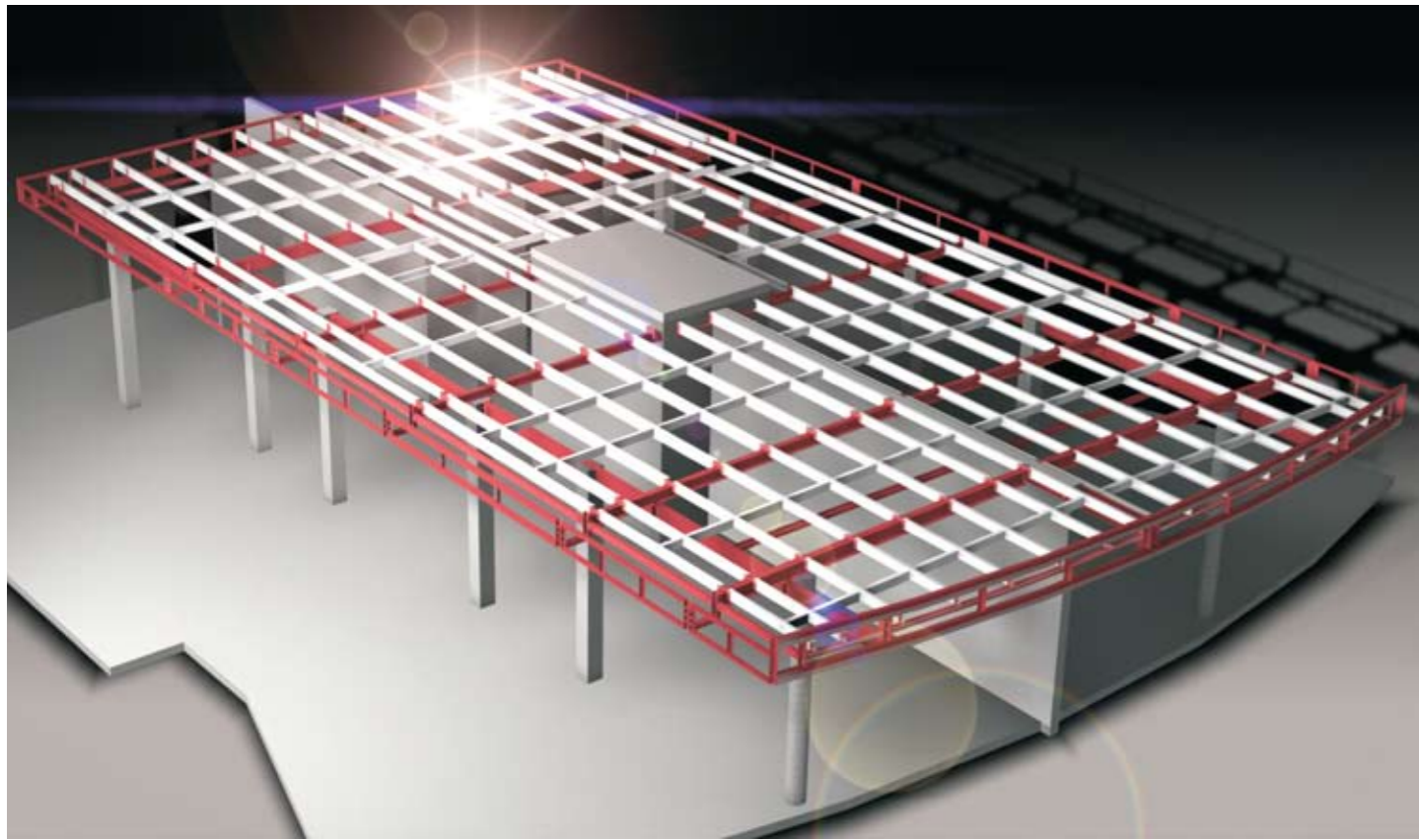
The Elysee residences, a medium to large project by B.C.G. standards, “was subject to an alternate building solution to the deemed-to-satisfy requirements of the Building Code of Australia.” says Derek. This included the “deletion of fire sprinklers to the two storey beach house portion. Variation of the water storage facilities required for the building by providing a grade 2 supply to serve the car park level and exits from two units on each floor into one of the fire stairs.” Better design for increased sustainable efficiency.

B.C.G. have achieved their present standing through hard work, accuracy and reliability. The specialised skills touted include “consultancy advice on building design throughout the assessment and inspection phase, design compliance assessment and certification, performance based advice and certification, construction compliance assessment/inspection, fire safety specialist advice ( provided by several in house Graduate

Certificates in Building and Fire Safety, not to mention countless degrees in the Applied Sciences and Planning), due diligence inspections and BCA Audits.

Speciality groups often lodge building applications on behalf of their customers. While project managers often lodge building applications for their clients, private and domestic projects are often “out of touch” with the up to date requirements of councils and the government. Whether it’s a small domestic job or a major commercial high rise development the team at Brisbane Certification Group make it easy. With competent, well-qualified staff and the ability to liaise with governing departments B.C.G. get the job done quickly, well and as cost effectively as possible. Now that’s service.

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## IT'S ALL IN THE DETAIL

DemCox is a professionally run steel drafting company located on Sydney's northern beaches specialising in 3 dimensional steel detailing. Established in 2005, the five member team has over 10 years' experience both here and in Europe and a swathe of testimonials to back up their already well respected reputation.

Using 3 dimensional C.A.D. modelling and general drafting techniques, the DemCox team take as much guesswork out of the design process as possible in the office.

By constantly refining the design in simulated three dimensions, it reduces many extraneous variables that a two dimensional process overlooks. This leaves the fabricators with a clear, well designed picture of exactly what needs to happen in the manufacturing process and as a result a lot less time spent on site.

*"If it fits in our model, it will fit on site"*

On the Elysee Residences Project DemCox drafted and co-ordinated all structural steel elements for the tower roof, beach house and pool pavilion.

DemCox uses the latest detailing programs

to calculate the most efficient solutions for your specific project. They will then produce accurate detailed workshop drawings and also verify against the finished product through necessary on-site services. With a strong background in manufacturing and site work, they know the importance of gathering the correct information so they get it right the first time.

DemCox will handle all submissions of detail drawings to the relevant bodies involved with your project, as well as supply the fabricator with any DXF and NC files for laser cutting and Beam-lining. Fabricators can also expect to receive comprehensive lists for ordering steel, purlins and accessories, bolts and fixings as well as cutting and welding assembly lists.

*"Fabricators love the 3 dimensional marking plans we supply showing all mark numbers. It makes understanding the structure much clearer, especially for the site installers."*



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