



## Island paradise

**THE \$545 MILLION EPHRAIM ISLAND** luxury residential development on the northern Gold Coast is Queensland's busiest construction site with more than 500 workmen working towards the completion of stage three in late 2006/early 2007.

Ephraim Island has been a Gold Coast property industry success story over the past three years with hundreds of millions of dollars in off the plan sales and literally thousands of people having inspected the project.

Ephraim Island is a joint venture between Mirvac and The Lewis Land Group of Companies and ultimately it will provide 383 luxury dwellings. It is located in the middle of the Broadwater and linked to Paradise Point village by a 400 metre bridge.

Residents have moved in to the first two stages, construction of stage three is underway and new product is set to be released toward the end of the year. The stage one buildings, completed from June through to October 2005 comprise 135 apartments, 7 villas, and the Well Being Centre with gymnasium, 25-metre heated lap pool, spa, saunas, the resort style swimming pool and the 115 berth marina. The Ephraim Spa and Darcys Restaurant and Bar also opened during this time.

The 115 berth private marina was completed in January 2005. The marina is a 'clean facility' with no live-aboard boating and includes a sewerage pump out facility for resident boats.

Stage two of the development comprises two medium rise apartment buildings in the Broadwater Precinct and 14 two-storey villas in the Promontory Precinct.

The apartment buildings in stage three, where a number of opportunities still exist have been met with strong market demand. They represent an outstanding choice of product from two-bedroom plus family apartments to spectacular penthouses.

Mirvac Group Queensland CEO Chris Freeman said Ephraim Island was a totally unique residential project in Australia.

"To live in a magnificent environment such as this in the middle of the Broadwater and be only 45 minutes to the centre of Brisbane or 15 minutes to Surfers Paradise and all that the Gold Coast offers is extremely rare," he said.

"Where else can you have a five-star living environment with a standard of facilities normally only found in a resort and all located in a natural environment surrounded by water and providing views to the Surfers Paradise skyline and the untouched beauty of South Stradbroke Island."

Mr Freeman said the freestanding houses, which occupy Ephraim Island's premier position, the Promontory Precinct on the north point of Ephraim Island, have attracted 'tremendous interest' and will be the jewels in the crown of Ephraim Island.

He said the homes would occupy an unbeatable position orientated through north to north east looking straight across the Broadwater to South Stradbroke Island.

"There are only 14 houses and to say they are prime is a gross understatement," he said.

"A marina berth is available to purchase with each home and residents will have full access to all the community facilities within the Ephraim Island development as well as their own total privacy, brilliant position and a home designed and constructed to first class standards."

"Each home will be tailored to fit its site and architecturally designed to reflect the character of modern beachside and waterfront living.

"They will reflect the architecture of our time - light, functional and well planned in a unique setting and environment with free flowing open designs that link spaces horizontally as well as vertically."

Each Ephraim Island home will unfold over three levels and feature four bedrooms, a basement garage that accommodates up to four cars and a hy







draulic lift that connects all floors.

The homes will feature a swimming pool, fully ducted air-conditioning, integrated home automation systems, natural gas fireplace, use of natural stones to flooring and feature walls and the latest top of the range Miele kitchen and laundry appliances throughout.

Passive environment management will also be a key feature with 3.5 star energy efficiency features including fully integrated lighting design, outdoor rooms to accommodate the Gold Coast lifestyle and seamless transition between internal and external areas.

Construction will essentially be solid concrete and masonry to wall and roof elements with landscape architect designed outdoor spaces. The first of the homes will be completed in late 2006. Eight villas opposite the freestanding homes are also available. Prices for the remaining villas range from just over \$2 million and provide an attractive point of sale difference to the houses while still enjoying a similar outstanding waterfront location.

Mr Freeman said there remained a wide selection of apartments available at Ephraim Island and prospective purchasers could choose from a range of aspects.

“When we designed Ephraim Island we went to a great deal of time and effort to ensure that every apartment, villa and home had a water view and in most instances enjoyed a relationship with the water that was totally without any obstacle,” he said.

“There are no roads to cross and many of the apartments sit right on the water’s edge enjoying spectacular views. Each residence has its own individual aspect and feel.”

Mr Freeman said Ephraim Island had raised the bar in terms of waterfront living standards on the northern Gold Coast.

“There will never be another development on an island in the middle of the Broadwater and the size, style and standard of apartments, villas and homes we are creating there will ensure that Ephraim Island remains at the forefront of luxury waterfront living for many years to come,” he said.

Ephraim Island will be completed in 2008.

The Ephraim Island sales office located adjacent the Well Being Centre and displays are open seven days a week from 10am to 5pm.



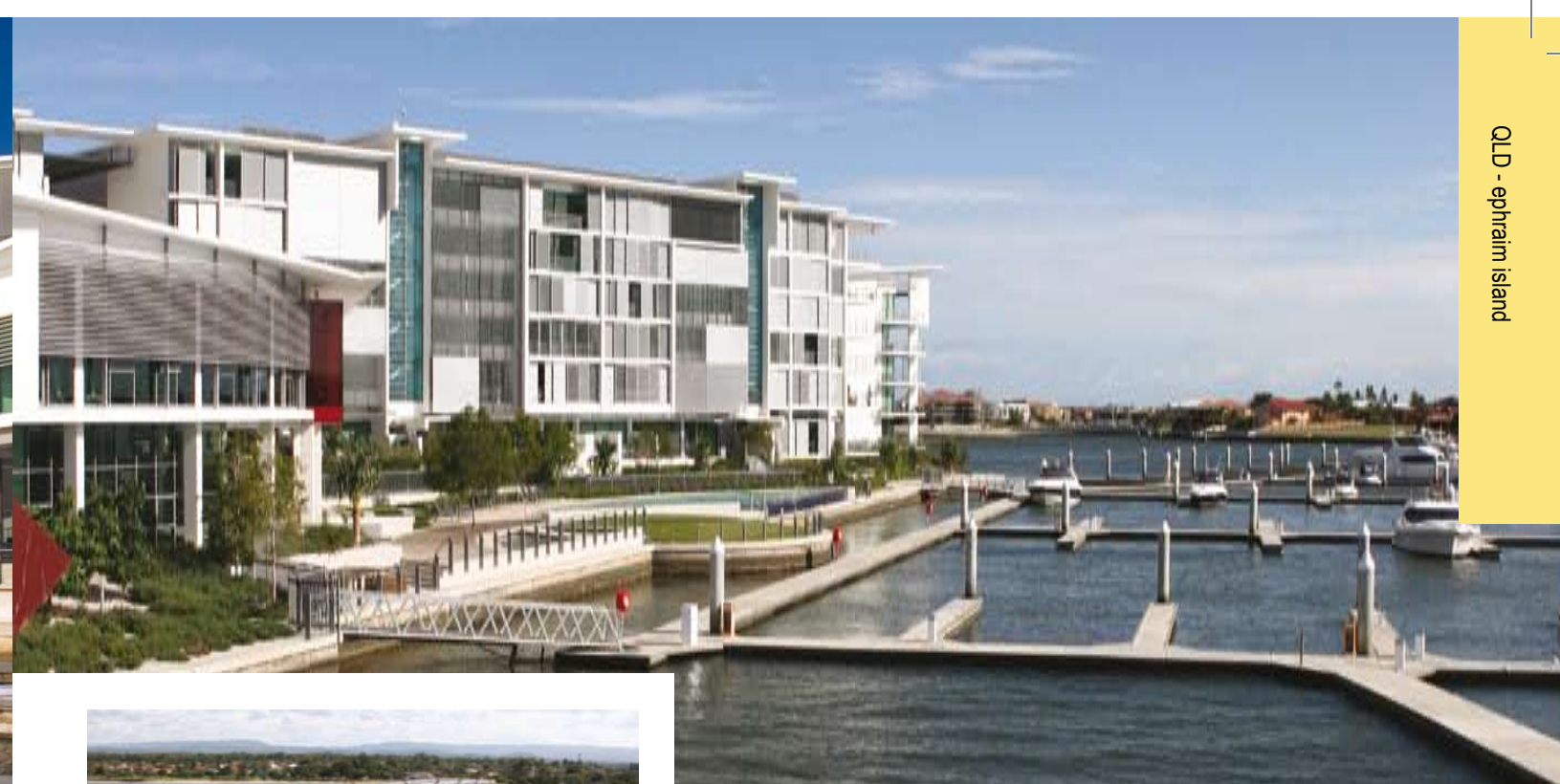
## Solid Plastering Specialists

**JOE BATTAGLIA PLASTERING** was established in 1968 on the Gold Coast. Since that time the company has built a strong reputation as leaders in the solid plastering industry, specialising in large scale commercial and residential projects in South East Queensland. The company has provided cement render and whiset services across the entire Ephraim Island project, encompassing 383 luxury dwellings plus facilities. The firm employ’s a broad range of quality tradesman, experienced in all areas of the solid plastering trade and several of whom have been with the company since the 1970’s. The company continues to offer consistent service and push the boundaries in regards to the trade continually sorting out a vast range of products with alternative finishes

and architectural applications. Recently completed projects include The Aurora Heritage Facade, Soho Apartments, Vue Apartments, Waterline Apartments, London Woolstore Refurbishment, and currently the old Qld Museum @ Fortitude Valley which involves extensive Stucco repair. For professional advice please don’t hesitate to contact the office.

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# Bellingham Marine

**SINCE THE 1950S BELLINGHAM MARINE** has set the standard for pontoon design, manufacture and construction. The Bellingham Marine Group is an international association of companies which has installed to date more than 1.6 million square metres of dock systems throughout the world. Bellingham Marine Australia Pty. Ltd. is based in Brisbane, with sales and project management offices in Sydney and Melbourne. The company’s impressive record and strong reputation made them the ideal choice for the construction of marina docks at Mirvac’s Ephraim Island development on the Gold Coast.

Bellingham Marine Australia won the contract for Ephraim Island through a competitive tender. Under a design/construct contract they provided 116 piers or berths for the development, ranging in size from 10m to 25m. The project represents Bellingham Marine Australia’s first involvement with the Mirvac group in Queensland, although they have completed other Mirvac projects in the past, for example the Yarra’s Edge development in Melbourne’s Docklands. Other recent projects that Bellingham Marine Australia were involved in are MAB NewQuay at Docklands, the Rozelle Bay SuperYacht Marina in Sydney and Pier 6/7 at Walsh Bay in Sydney Harbour. They have provided facilities for the Cruising Yacht Club of Australia, the Royal Brighton Yacht Club and the Royal Motor Yacht Club.

At Ephraim Island, Bellingham Marine Australia provided piling, services and installation of the company’s Pacific® pontoon system. They provided sewage pump out into the main system, electricity services from 15 amp single phase to 63 amp three phase, and piles constructed of hollow spun concrete. The service units (power pedestals) used in the marina were manufactured by Bellingham Marine’s subsidiary, Marine Technologies Pty. Ltd., located in Carrara on the Gold Coast.

Ephraim Island was completed in accordance with Bellingham Marine Group’s policy of providing complete, fully furnished marinas rather than just floating docks, including power, water, meters, lighting, fire protection etc. All electricity and water for the Ephraim Island development is metered into each boat, an unusual system that was requested by the developer.

Bellingham Marina Group operates facilities in Australia, New Zealand, Malaysia, Europe as well as the United States, and also licenses technology rights for projects in the Middle East, Taiwan, China, Korea and Japan. Over 48 years of operation they have developed an unrivalled reputation as the leading marina builder in the world, a reputation that can be attributed to the skill of their people and the quality of their products. “All the structures and facilities on the island are being built to the highest standard,” said Gary Charwood, Bellingham Marine Australia’s Queensland Manager, “so it was important to choose a marina system that would blend in with the luxurious facilities the island has to offer. The Pacific® system was the perfect choice with its neat finish, proven durability and stable feel underfoot.”

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# Picking up the pieces



**MIRVAC'S EPHRAIM ISLAND LUXURY RESIDENTIAL DEVELOPMENT** on Queensland's Gold Coast is the state's largest construction site with more than 500 workmen completing the 383 dwellings that will comprise the project, situated in the middle of the Broadwater off Paradise Point. The Ephraim Island project is valued at \$545 million and represents a major logistical challenge in terms of construction. To ensure that the lifting services required for the construction met their own high standards, Mirvac contracted Seca Cranes to provide all tower cranes and rigging crew for the Ephraim Island project.

Seca Cranes was established in the early 1980s. In December 2004 the original owners of Seca Cranes divested the company to Verticon Group Ltd and Seca Cranes became a division of Verticon Group. Seca Cranes established themselves by importing Australia's first self-erecting tower cranes and in 20 years became one of Australia's largest providers of lifting services to the construction and infrastructure sectors, with approximately 180 employees. Seca Cranes is based in Sumner Park in south-east Queensland but has the capacity to supply cranes around Australia. They have a large fleet of tower cranes and hoists which have been used on projects in the institutional, commercial and residential sectors, and they can also provide expert crew trained in crane operations and safety.

Verticon Group was established in 2004 to provide hire services of tower cranes and material hoists to major construction companies, principally for high-rise developments. Verticon Group is now the largest tower crane operator in Australia and its fleet includes over 75 cranes and 30 hoists. Seca Cranes is one of Verticon Group's foundation companies, along with Econ in Melbourne. These two companies, with their strong reputations in the tower crane industry, have established Verticon Group across the eastern

seaboard from Melbourne to Cairns.

In Queensland, Seca Cranes has been involved in many iconic projects including Riparian Tower in Brisbane, the Roma Street Parklands Development, Suncorp Stadium and the Gold Coast Convention Centre for Multiplex. They have been involved in work for the University of Queensland, Queensland University of Technology, Griffith University, Bond University and the University of Southern Queensland. In Sydney, Seca Cranes has been involved in various projects including the University of New South Wales and NIDA, Randwick RSL Club, Parklea Prison and the Walsh Bay Redevelopment.

Other recent major projects include Conrad's Treasury Casino and the redevelopments of the Royal Brisbane Hospital, the Wesley Hospital and the Mater Hospital. Seca Cranes have previously fulfilled contracts in Cairns, Townsville, Mackay, Maryborough, Ballina and Sydney.

Seca Cranes supplied 4 cranes and 13 personnel to Mirvac for the Ephraim Island development, representing all of the tower cranes and rigging personnel used on the project. They were involved in the project from the early stages of construction and will remain involved until a few months before the final completion. The cranes used for the project include one Liebherr electrical crane and one Favco diesel crane. Seca Cranes' commitment to the development included the provision of a full-time Seca Cranes safety officer on site, with the responsibility of administering the rigging and crane operating methods and safety procedures that were in place throughout the project.

Close communication between Seca Cranes and Mirvac was maintained

throughout the project, with toolbox meetings being conducted regularly and regular contact being made between Seca Cranes' commercial and operating personnel and Mirvac representatives. Seca Cranes have a long standing and highly successful working relationship with Mirvac. "Our working relationship with Mirvac is very positive, and we share mutual respect", said Rod Samimi of Seca Cranes.

There were a number of unusual challenges that Seca Cranes had to address during the Ephraim Island project. They were required to transport and position the cranes to ensure maximum coverage of the island for the total project, which required careful consideration and planning. In addition to this, severe storms in 2005 caused flooding of part of the crane and generator bases and high winds occasionally impacted on the operation of the cranes at height. Despite these weather-related problems, the project progressed very smoothly thanks to Seca Cranes' long experience in the tower crane industry.

Some of the services that Seca Cranes provide apart from their large crane and hoist fleet include expert personnel and advisory services. Their efficient and skilled staff have access to a wide range of technical knowledge to assist clients in a wide range of projects. The company prides itself on its fast response time and their outstanding safety record, factors which have helped them establish themselves at the forefront of Australia's tower crane industry. The ultimate aim of Seca Cranes is "to be the most effective and safest provider of Tower Cranes and other vertical lift solutions to the construction and infrastructure sectors," says Mr. Samimi.

This aim is in keeping with the strategy of Verticon Group to develop a complete service offering for major construction project managers and

builders across Australia. The long-term vision of Verticon Group is to diversify their construction service offering into complementary services that may include scaffolding, plant hire, earth moving and mobile crane hire. Seca Cranes' position as one of two foundation companies of Verticon Group will ultimately assist both companies in achieving their aims, and cement Seca Cranes' enviable position at the forefront of the Australian lifting services industry.

For more information on Seca Cranes and the Verticon Group, visit the Verticon website at <http://www.verticon.com.au> or call Seca Cranes direct at (07) 3376 5450.

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## Enviromental control solutions

**HOME AUTOMATION SYSTEMS** reflect a modern need for convenience, functionality, security and energy efficiency in domestic environments. Mirvac's Ephraim Island development is at the forefront of luxury residential developments in Australia, and Auztech Industries have been contracted by Mirvac to provide home automation and lighting control for 20 percent of the development. "Auztech Industries aims to provide seamless and user friendly home integration to make life easier", says manager Sam Blacket.

Auztech have used Clipsal's fully contained C-Bus system to control lighting, air conditioning, louvres, blinds and telephones in the Ephraim Island development. Clipsal's C-Bus system is user friendly and incorporates switches, relays and dimmers. Ephraim Island is also the first major development to incorporate Clipsal's new colour touch screens. Auztech Industries is a registered Clipsal System Integrator and 70 percent of their work is Home Automation using Clipsal C-Bus.

The home automation systems at Ephraim Island can be controlled remotely via the telephone, and can also be programmed in advance. Auztech Industries were also involved in the installation of security

and intercom systems and home theatre systems in the Ephraim Island development. Auztech Industries were also recently contracted to provide C-Bus systems to 8 houses in the Viridian at Noosa development.

Auztech Industries' work in developing smart homes incorporates three main facets: home networking products, control systems and audio visual products. The technologies used by Auztech Industries allow different services around the home to be linked in one control system. "It's your home", says Mr. Blacket, "and you can now make it work the way you want."

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## Overcoming unique challenges

**MIRVAC'S NEW \$545 MILLION EPHRAIM ISLAND** residential development on Queensland's Gold Coast will set a new standard for luxury residential projects in Australia. The 383 luxury dwellings and associated buildings that comprise the Ephraim Island development will create a unique five-star living environment with resort-style facilities located only 15 minutes from Surfers Paradise and 45 minutes from the Brisbane CBD. For such a prestigious development, Mirvac required a very high standard of construction, a standard that Nyholt Constructions was well-equipped to provide.

Nyholt Constructions is a civil construction firm specialising in subdivisions, residential and commercial projects as well as all other civil works. The firm has recently finished building their new offices at the Access Business Park in Yatala, which will be open from February 2006. The company was founded by Mr. Norbert Mitterdorfer who was involved with the Snowy Mountains Scheme in 1955, where he observed the American business strategies and quick decision making that has evolved into Nyholt Constructions' current practice.

Approximately 80 staff are employed at Nyholt Constructions, and during the Ephraim Island project between 10-15 of these employees were onsite at any given time, as well as subcontractors. The firm was contracted for works in stages 1 and 2, including excavation of the harbour sea walls that are featured throughout Ephraim Island, as well as the waterfall and ramp. The sea walls had to be specially constructed to withstand extreme king tides over a long period of time.

The firm also completed the sewer, storm water and water reticulation services, and prepared the basement levels for the buildings to be constructed upon. Nyholt Constructions also underwent land rehabilitation and reclamation work on the Northern Scourer Section of Ephraim Island.

Over Nyholt Constructions' long history they have been involved in many

well-known projects in the region including the Indy Track, HarborTown Shopping Village, Chermide Shopping Centre, Riviera Developments and the Ormeau Motorway Business Park. The Ephraim Island development represents their first involvement with Mirvac, an experience which Nyholt Constructions found very rewarding. "It was great working beside Mirvac," said Mr. Mitterdorfer. "All matters were dealt with professionally without any problems and we look forward to working with them on future projects."

Nyholt Constructions prides themselves on their skilled staff and excellent resources, and aim to be well-equipped to handle a diverse range of project types across all industry sectors. "Our fleet of 50 CAT machines and quick decisions make it possible to act quicker than other companies," Mr. Mitterdorfer said. "We have the experience to complete projects on schedule, and successfully".

Sadly, after a long illness, Norbert Mitterdorfer passed away on May 29 2006. However, the legacy of Nyholt Constructions continues with the new Managing Director Norbert's nephew Richard Nyholt. Richard has developed the same 'can do' and forward thinking precision that he achieved through training and guidance from Norbert.

For more information on Nyholt Constructions, call their new office in Yatala on (07) 3442 5000.

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Concrete Orders: 132 662

Quarry Orders: 133 666

**THE EPHRAIM ISLAND LUXURY** residential development, currently under construction by Mirvac on the Gold Coast, is Queensland's biggest construction at a value of \$545 million. To successfully complete a market-leading project of this magnitude, Mirvac engaged the expertise of Hanson Construction Materials, a company with long standing heritage within the Australian construction industry, backed by the global strength of the largest aggregate and one of the leading premix concrete suppliers in the world.

Hanson prides itself on being a company focused on local presence through concrete and quarry operations strategically positioned to best service our customers needs. Nationally, Hanson employs over 3000 staff and has established themselves as the first choice supplier of aggregates, premix concrete and building products.

Working closely with Mirvac's Construction team, Mike Hutchinson (Major Account Manager SEQ) together with Hanson's South East Queensland operations team, worked hard in order to ensure "Best Service" and "Best product" exceeding Mirvac's overall supply expectations for the Ephraim Island project.

Hanson is proud to have partnered with Mirvac on a number of other large projects including Ephraim Island, but also cover the market in all other

sectors. Examples of other projects Hanson has been engaged to supply construction materials to include the Roma Street Parklands, Brisbane Square, Emporium Apartments and the Tugun Bypass to name a few.

The strong reputation of Hanson as an industry leader in the aggregates & premixed concrete industry is based upon the company's focus on people and their commitment to their customers including Mirvac. Hanson achieve this by providing "Leading Customer Support and Solutions" through our "Best Team" and being "Most Reliable".

Hanson also specialise in an extensive range of decorative products via our Imagecrete® range and lead the industry in providing construction materials aimed at providing design solutions to architects, developers, right down to the home renovator. Whatever your concrete requirement, utilising Sure-Set®, Steelmix™, Micromesh®, Coremasta®, Easycrrete® and Liquifill®, Hanson has the solution.

For more information about Hanson and their products please contact our Customer Service Centre on 132662.

**we'll make it happen!**

## Secure solutions

**WHEN A COMPANY** has been in business for 31 years it is clear that they are doing something right. Aluminium Balustrades are not only doing something right, they are working exceptionally hard to do all things right, and it is this attitude of constant improvement that has seen them rise to the premier position in their field. The greatest asset any company can have is its staff. Aluminium Balustrades employ a team of highly skilled and qualified personnel, and they are thorough in OH&S and skills training. Many of their team have been with the company for over 15 years and this is a good indication of stability and the value that they place on their workforce.

Aluminium Balustrades specialise in the provision of glazed aluminium handrails and balcony handrails. The non-reactive properties of the aluminium make it an ideal choice for exterior applications, especially in coastal regions, and the low maintenance ensures the aesthetic appeal of the completed product remains long after installation.

Having worked with Mirvac, in and around the Gold Coast Brisbane area, on many occasions over the past fifteen years Aluminium Balustrades are well versed in the standards of professionalism required by the developer. In fact, these high standards and projects of exceptional quality are where the company excels. Generally involving themselves with high-rise and commercial developments Aluminium Balustrades have completed a number of significant projects, including: The Moorings, Beaches Liberty, Southbank, Cutters Landing and

Mariners Reach Waterline.

The Ephraim Island project was an ideal opportunity for the company to demonstrate how its services can add to a stunning development. They provided handrail aluminium frames and stainless steel wire for the boardwalks, and handrail for the balconies of stage 1 and 2. As always, the company worked very closely with the developers and architects to maintain the desired vision.

In a fast growing and exotic locale, there is always strong competition to stand out from the crowd; the Ephraim Island Project achieves this aim through the principles of quality and excellence. Aluminium Balustrades are very proud to be associated with the development and they congratulate Mirvac and HPA Architects of the success of the project.

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## Scaling new heights

**MIRVAC'S EPHRAIM ISLAND** luxury residential development, under construction on the northern Gold Coast, is Queensland's largest construction site and a vast project valued at \$545 million. The logistical problems involved with such a landmark development are considerable and one of the issues that had to be addressed was that of access.

High Q Pty Ltd is one of Queensland's premier installers of rope access systems. They were contracted by Mirvac to install fall restraint and fall arrest and rope access anchor systems on the Ephraim Island project. They supplied a 316 stainless steel anchor system and a traveling cable system to access window areas. Their involvement so far has encompassed stages 1 and 2 and will continue during stage 3 of the building works.

The rope access system installed by High Q Pty Ltd will facilitate full access to the roof and façade of all buildings on Ephraim Island. These systems can be used during the construction stage as well as once the buildings are completed and will allow access for repainting, cleaning windows and concrete repairs to the roof substrate. The systems will also be used to prepare the finished buildings for handover. High Q also worked in an advisory role during the design stage, modifying the system and the building design with HPA Architects to reach the optimum solution.

High Q Pty Ltd was formed 5 years ago as the result of a merger of two companies. The directors of those two companies, Karl Raby and Andrew Horchner, are now joint directors of High Q and have 15 years experience in the rope access industry. The company employs 5 full time staff and 5 casual staff and won the Ephraim Island project via competitive tender. Recent projects include Crown Towers on the Gold Coast, the Marriott Hotel Gold Coast and various buildings at Hamilton Island.

High Q Pty Ltd has worked with Mirvac in Brisbane and other areas

for the past 4 years. They were involved in several buildings for Mirvac's Cutters Landing development and were also contracted to supply an anchor system for the 68-storey Aurora tower in Brisbane. They continue their strong working relationship with Mirvac. "It's been very helpful liaising between our staff and Mirvac's staff," said Mr. Horchner. "They've been very good to us throughout the project."

The solid reputation of High Q in a small and competitive industry is justified. "Our aim is to develop the rope access industry," said Mr. Horchner. "We'd like to see a more competitive nature to the industry. We think we're at the top of the rope access industry in Queensland and we'd like to see it expand."

The success of High Q can also be attributed to its staff. "We have a very reliable, efficient and hard-working team," Mr. Horchner said. "We have many leading rope access technicians associated with High Q and they are breaking new ground in the rope access industry."

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## Cooking up something new with Miele

**OVER 100 YEARS AGO** in 1899 Carl Miele and Reinhard Zinkann founded a company in Gutersloh, Germany, that has since established itself as one of the world's leading manufacturers of high quality domestic appliances. This company was called Miele and remains to this day family-owned and family-run. The first wooden tub washing machine developed by Miele in 1901 was embellished by the slogan "Immer Besser", or "Forever Better", a philosophy that remains the benchmark against which the company measures itself.

Miele's philosophy gives the company a great sense of responsibility towards consumers, communities and the environment, and has helped the company build its outstanding worldwide reputation as a manufacturer of products of unsurpassed quality. It is this reputation that made Miele ideal as the supplier of kitchen appliances for all of the 383 luxury dwellings at Mirvac's Ephraim Island development on the northern Gold Coast. The Ephraim Island project is situated in a uniquely magnificent natural environment in the middle of the Broadwater and represents a five-star living environment, with facilities of a standard appropriate for a resort.

Miele were involved in all stages of the Ephraim Island project and supplied ovens, cooktops, rangehoods, dishwashers and microwaves to all of the apartments in the development. The architect-designed apartments contain many innovative features including a kitchen de-

sign that raised the height of Miele's dishwashers to sit flush with the height of the ovens. This offered a unique aesthetic to the kitchen that was well suited to Miele's own innovative product designs.

Miele employs approximately 13,000 people internationally and in excess of 200 staff are employed at Miele Australia Pty Ltd, established in Hawthorn, Victoria in 1980 and now operating across Australia. Miele Australia operates branch offices in New South Wales, Victoria, Queensland and South Australia and also have appointed service agents in all states.

Recent projects that Miele Australia has been involved in include Palazzo Versace on the Gold Coast for Sunland Group and The Melburnian on St. Kilda Road in Melbourne and the Walsh Bay Re-development in Sydney, both for Mirvac. There is a strong working relationship between Mirvac and Miele Australia. "Mircac are one of our strongest business partners in the New Residential market," said Robert Warner of Miele Australia. "We continually work together at all levels to ensure a close working relationship built on trust and support."

Throughout its 107 year history, Miele has been a pioneer in the field of domestic appliances. Since the introduction of the first wooden tub washing machine in 1901, important developments from Miele

have included Europe's first electrically driven domestic dishwasher in 1929, the world's first computer-controlled washing machines, tumble dryers and dishwashers in 1978, cutlery trays for dishwashers in 1986 and the world's first built-in coffee machine in 1996. Miele appliances and their core components are developed and produced by Miele at their own factories in Germany.

The focus of Miele's founding fathers was quality, and from the beginning their machines were designed to be durable and longlasting. The company's emphasis, as suggested by the credo "Forever Better", is also on invention and constant refinement to improve the consumer benefits that Miele could offer. The new and improved features of Miele appliances have resulted in the positioning statement "Miele. Anything else is a compromise" being incorporated into the company logo of Miele Australia.

Another key focus for Miele internationally is environmental sustainability. For more than 100 years Miele has produced robust, long-lasting appliances to conserve natural materials. In addition, Miele appliances are designed to conserve water, electricity and detergent. The range of domestic appliances that Miele manufactures today includes ovens, cooktops, rangehoods, dishwashers, washing machines, dryers, vacuum cleaners, microwaves, coffee machines, steam ovens and refrigerators.

Miele prides itself as one of the world's leading manufacturers of high-end kitchen and laundry appliances and continues to work hard

to maintain this reputation. "One advantage of Miele is that our products are designed to last twenty years!" said Mr. Warner. "All of our Miele products are put through rigorous testing procedures to last in an average household for twenty years. It's really this commitment to manufacturing high quality durable products that's led to Miele being identified with such unsurpassed quality worldwide.

"The recognition that Miele enjoys as such a high quality manufacturer helps us to "add value" to a project (such as Ephraim Island) through the inclusion of Miele products in the specification and supply of the development."

The Ephraim Island project is currently Queensland's busiest construction site and has been established as a unique residential development in Australia. The experience of being involved in a development of this nature was invaluable to Miele Australia. "Miele are a premium brand of kitchen and laundry appliances and we look forward to partnering our brand with other iconic brands. Ephraim Island gave us the chance to be involved with two iconic brands, Ephraim Island and Mirvac," said Mr. Warner. "It is very exciting to be involved with such a unique development that occupies an entire island.

"Further, it is very pleasing to continue our long and successful relationship with Mirvac, one of our closest business partners. Ephraim Island is a landmark project, and one with which Miele is very proud to be associated."





## Clean elegance

**BATHE WAS ESTABLISHED** in 1995 as brightwater bathware and have established themselves as an importer and supplier of premium bathware products for hotels, developments and luxury residential. The 383 dwellings at Mirvac's Ephraim Island project will be five-star luxury with resort-standard facilities and to help them accomplish this, Mirvac contracted Bathe to provide approximately 140 freestanding Kaldewei baths imported from Germany.

Bathe worked with Mirvac and the architects, HPA, initially in an advisory role from the early stages of the design. They supplied Kaldewei Centroform 1800x800 baths for stages 1 and 3 of the development. Kaldewei is Europe's largest bathware producer and the porcelain on steel Centroform design features an integrated panel which allows the bath to retain its structural integrity without the need for a tiled surround. This means that the baths can be located as a freestanding entity anywhere in the room.

The bath facilities designed by Mirvac and HPA were very innovative, featuring open plan, visually connected bath and bedroom areas, and caused some design challenges. "We had some installation problems, not least of which were how to fill a bath not standing near any walls," said Mr. Tim Jordan of Bathe. "We also had to develop an integrated overflow system because of the lack of a floor waste drain."

The Ephraim Island development is all about innovation, a policy that extended to the bathroom design. "Mircvac are a leader in bathware innovation," said Mr. Jordan. "The bathrooms at Ephraim Island are a real feature of the overall development. It's good to see developers take note of trends in bathroom design. It's been a bit of a landmark project for us.

Bathe has had prior experience working with Mirvac. "We've got a longer relationship with Mirvac than with other developers," said Mr. Jordan.

"They've been one of our greatest supporters." Recently Bathe was involved in Mirvac's Walsh Bay development in Sydney, as well as King Street Wharf and Sydney's new Hilton Hotel. They provided approximately 100 freestanding baths for the Aria apartments on the Gold Coast, and have also been involved in the Cairns Radisson, the W Hotel in Woolloomooloo and the Westin Hotel at the Sydney GPO. They provided Kaldewei Centroform baths to the Bunker Bay Resort in Western Australia.

As well as Kaldewei, Bathe's exclusive bathware range includes Hoesch bathware designed by architects and designers such as Sir Norman Foster, Michael Graves and Phillippe Starck. They also supply products from Germany's Emco Accessories, MultiJet Hydrotherapy Spa Systems from the UK, and have recently expanded their exclusive range to include Laufen Sanitaryware from Switzerland, a vitreous china range that is designed by firms including Alessi Design, Frog Design and Phoenix Design. In short, Bathe offers Australia's largest range of premium bathware products. "We choose the world's finest brands," says Mr. Jordan, "and offer them to the Australian market."

For more information on Bathe, visit their website at <http://www.bathe.net.au>.

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## Paving the way

**MIRVAC'S NEW \$545 MILLION EPHRAIM ISLAND** residential development on the northern Gold Coast will set a new standard for luxury resort-style living, right down to the smallest details. Great care had to be taken in both selecting and installing all features of the development's 383 dwellings and associated buildings. Tilecorp was contracted by Mirvac by competitive tender to install tiling at Ephraim Island, including lobbies and bathrooms.

Tilecorp was founded 12 years ago in Brisbane and has since expanded to become a thriving business employing 140 staff, approximately 30 of whom were involved in the Ephraim Island project. Over the past 12 years Tilecorp has built a strong reputation in the tiling industry based on skilled staff and good customer service. The company was ideal to meet the high standards of quality required by Mirvac for Ephraim Island and became the exclusive tile installer for the project, commencing work more than a year ago. They have been involved in all stages of the development so far.

The range of services provided by Tilecorp include advisory services and budgeting as well as installation, and they can also provide free quotation services. The tiles used for the Ephraim Island project were supplied by a number of companies including Salvatore Ceramics and Tuscany Stone. Despite the complex nature of the project, currently Queensland's busiest construction site, Tilecorp had the resources and ability to ensure that their involvement with Ephraim Island ran smoothly.

The Ephraim Island project represents Tilecorp's fourth involvement with Mirvac, having previously worked with them on projects includ-

ing Mariners' Reach and stages 1 and 2 of the Arbour on Grey residential development in South Brisbane. Recently they have also been involved in the Riparian Plaza project and Queens Plaza in Brisbane's CBD. The firm is based in Brisbane and while the majority of their projects are located in Brisbane and the Gold Coast, they are sometimes involved in projects based elsewhere such as the Outrigger and Peppers resorts for Barclay Mowlem, at Kingscliff on the Tweed Coast of New South Wales. They have also been involved in work for David Jones stores across the eastern seaboard of Australia.

The focus of Tilecorp is always on producing the highest - quality result for the client. "The high-quality top end of the market is really what we are aiming towards," said David Mullan of Tilecorp. "We have a number of highly qualified tradesmen who work hard to do a very nice job, and do it on time." Tilecorp have also built a very successful working relationship with Mirvac. "We find Mirvac to be very good," said Mr. Mullan. "Their jobs always run smoothly and on time. In fact, if we could just work for them full time I wouldn't complain."

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# Fantastic features

**IN THE MIDDLE** of the Broadwater on the Gold Coast is the \$545 million Ephraim Island luxury residential development, Queensland's biggest construction site with more than 500 workmen on site. It will provide 383 luxury dwellings, each architecturally designed and tailored to fit their site. Each dwelling will boast five-star living facilities in a natural environment surrounded by water.

For such a prestige development, Mirvac and the Lewis Land Group of Companies required products that were second to none in terms of quality. BPM Industries were contracted via competitive tender to provide architectural features for the Ephraim Island project. BPM Industries worked with Mirvac to deliver the best quality Australian made products for the project.

BPM Industries, founded 17 years ago, is an Australian owned company that provides high quality building products using only Australian materials and labour. As well as supply and installation services, BPM Industries can perform advisory services including early design, costing and analysis. They have experience in all types of building projects and specialize in commercial and industrial development.

Recently BPM Industries have been involved with John Holland at the Holy Spirit Apartments and providing loggia screens for St. Stephen's Cathedral. Past projects completed by BPM Industries include King Street Wharf in Sydney, the Newington residential development near Sydney Olympic Park, the Norfolk and Griffith Street apartments in Queensland and the Inner City Bypass at Brisbane's RNA Showgrounds. They worked on the Design Imagery Head Office in Nerang on the Gold Coast as well as the Bay Centre commercial development in Pyrmont, NSW. BPM Industries have a State branch office in Queensland along with their Head Office in New South Wales. They have recently been involved in supply to Croatia, Papua New Guinea and have received interest from the UK, USA, Singapore and Dubai.

BPM Industries have a long history with Mirvac in New South Wales and Victoria and Ephraim Island is their first Queensland project with Mirvac. Leigh Polden, Queensland Manager for BPM, said "It's been a pleasure working with Adam Moore (Mircvac Construction Manager for Ephraim Island) and his team on this project. The size of the project has given us a number of interesting challenges, that we have solved, working with Mirvac, to arrive at the best solution for everyone."

On the Ephraim Island project, BPM Industries provided architectural features including sliding shutters, operable vertical shutters, frameless shutters, electrically operable suncreening, pergolas, ventilation louvres and sun control louvres. The products supplied were made from powder coated aluminium with stainless steel and class 3 fixings rated for coastal terrain. The products BPM supplied for Ephraim Island came with a 15 year warranty. "All of the products we supplied were Australian made," said Mr. Polden, "and most were made locally in Queensland. In addition, all the parts and tooling for the machines we used were sourced in Australia."

BPM Industries' work on Stage 1, the biggest of the 4 stages of the Ephraim Island project, was commenced in August 2004 and completed in May 2005. Stage 3 is currently underway. BPM have several dozen workers in the factory and installation areas, and their entire workforce is Australian labour. Their company motto is "Flexible by Design" and their range of sun control, ventilation and walkway systems are ideal for many applications in a wide range of building types.

BPM Industries' stylish and versatile shutters can rotate through 180 degrees, allowing full control of light and privacy as well as a unique security system that allows the shutters to be secured whilst in the open position. Their appearance is modern and stylish, and when closed will provide excellent noise reduction. BPM standard powdercoat colours

will last five to ten years with minimal care and will not warp, twist or rot, they also provide warranty powdercoat colours and anodizing as well.

The BPM Frameless Shutter System has been developed to allow a continuous look from the outside. The system is manufactured from aluminium components and has hidden framing and secondary supports. The frameless system can be installed vertically, horizontally or as an operable roof system. Frameless shutters can be operated manually or via remote and provide sun control and protection from light showers.

BPM Industries' all aluminium Sun Louvres, featuring long and uninterrupted spans, provide full control of light, privacy and security and can be installed vertically, horizontally or inverted to best suit each project's specific sun control needs.

BPM Industries also supply sun control systems that double as a catwalk, ideal on the outside of buildings for window cleaning. BPM Sun Screens and Walkways are assembled using the BPM Punch Rod Locking System. Using this system, architects and builders can choose their own pitch between bars, optimizing the control of direct sunlight.

Ventilation Louvre systems supplied by BPM Industries are in extruded or folded aluminium, Galvabond™, Zinalume™ or Colorbond™ and can be provided in mill finish or powder coated. Aluminium louvres can also be anodized.

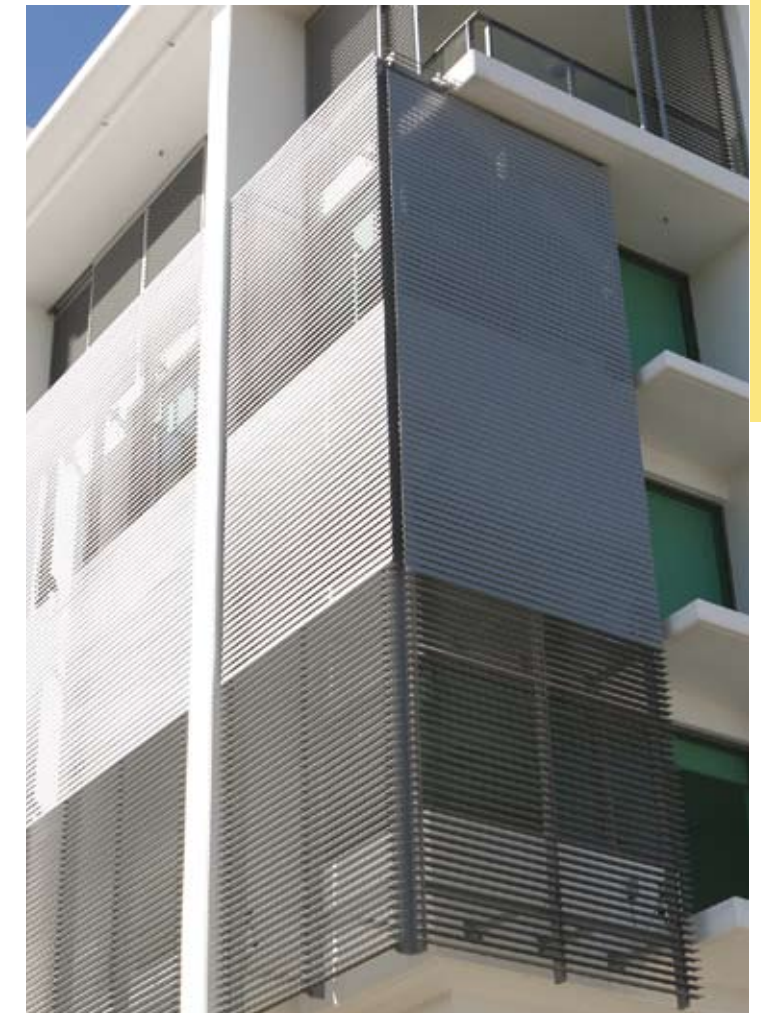
The focus of BPM Industries is on customer satisfaction and customer support, and on the Ephraim Island project they were involved from a very early stage in an advisory capacity. "We worked very closely with the architects to get the result they were trying to achieve," said Mr. Polden. "We were running through different products within the range that they could use to get the effect the architects were looking for, within their budget constraints."

BPM Industries have built a solid reputation in the construction industry for providing high quality products and service, and it is a reputation they are proud of. "We provide a product that is second to none in terms of quality," says Mr. Polden. "Our biggest aim is to continue to provide competitively priced and superior quality Australian sourced and owned products."

For more information on BPM Industries, call (02) 9838 8966 or visit their web site at [www.bpmindustries.com](http://www.bpmindustries.com).

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## Rising to the occasion

**SINCE JULY 2000 ARCHITECTURAL STAIRCASES** have worked towards their goal of removing the design limitations that apply to traditional staircase design and manufacture. Based in Brisbane with an associated company in the USA (ArchStairs USA), Architectural Staircases has built a strong reputation for providing high quality modern staircases incorporating multiple trades and materials. They now have over 30 employees and their focus is on innovation which made them the perfect partner for Mirvac on the Ephraim Island luxury residential development on the Gold Coast.

Architectural Staircases was contracted by Mirvac to provide staircases throughout the Ephraim Island development, including a plate steel stringer staircase with glass and stainless steel balustrade to the reception staircase (photo at left) plus mono-stringer staircases with powdercoated steel, glass and stainless steel balustrade combinations to the Villa units, and hi-tech leading edge stainless steel bar stringer staircases with glass and cable balustrade within the individual dwellings in Stage 2. Architectural Staircases worked closely with HPA Architects from an early stage to realize the design intent. They served an advisory role throughout the design stage and also worked as a compliance consultant for the Building Code of Australia. During the manufacturing process, all trades including joiners, metalworkers, glaziers etc. were provided in-house.

Mirvac has had a working relationship with Architectural Staircases for the past 3 to 4 years and in that time Architectural Staircases have worked on developments including Cutters Landing, Waterline and Park Hill Village for Mirvac. Other recent projects include the Hinkler Shopping Centre balustrades for Mirvac, Kangaroo Point Unit Developments (Tom Dooley Developments), Industrial Developments at Brendale (Capicon), The Millennium Arts Building balustrades (Bovis Lend Lease) as well as feature staircases for the Audi Showrooms in Fortitude Valley (McNab Constructions), and for the Colorado Offices at Southbank (Built), and for Centuri Jewels in Adelaide Street (Inset Group). They also worked on the Capicon industrial development at Brendale. The firm's projects cover the industrial, commercial and residential areas.

Architectural Staircases found it easier to achieve the best result for the Ephraim Island project because they had developed a good working relationship with Mirvac. "We find Mirvac extremely professional to work with," said Greg Browne of Architectural Staircases. "They are constantly looking for the best quality, constantly looking to excel."



"We like to push the limit to do new and inventive things and Mirvac give us the scope to do that. We are developing new construction methods to do things and they are always receptive to the ideas that we come up with. It helps us to excel in new ways of building staircases and balustrades."

The focus of the Ephraim Island project is innovation, and the staircases are no exception. Architectural Staircases rose to the challenge of finding new ways to create functional yet exciting staircases and push the limits of what was possible. "The stairs are becoming the thing that adds the wow factor," said Mr. Browne. "We've designed some really super staircases for the new houses which we're really excited about. That's what we're adding to the project- and there are some exciting things yet to come."

For more information on Architectural Staircases, visit their website at <http://www.archstairs.net>.

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## Planting the style of success

**MIRVAC'S EPHRAIM ISLAND DEVELOPMENT**, when finished, will stand as an example for environmentally sustainable residential developments in Australia. Style Plantation's involvement in supplying flooring for the health and fitness centre on Ephraim Island is one way that sustainability issues have been addressed in this landmark project.

Style Plantation was established as a franchise 7 years ago and is now company owned. They have 9 outlets across Australia & New Zealand as well as a central warehouse in Sumner Park, Queensland. They specialize in the manufacture, distribution and installation of high quality renewable resource products across Australia and New Zealand, and source their products from both Australia and overseas. Their product suite, including bamboo flooring, fencing, woven sheeting, blinds, furniture boards, Paulownia timber, Bamboo bench tops & Enviro decking, all entirely from renewable resources.

Style Plantation have developed a strong reputation as a supplier for residential projects, but they also have extensive experience in the commercial sector, including the Vodafone training centre in Queensland and store fit-outs for the Queensland menswear chain, Style Plantation installed bamboo flooring, decking, wall features and bamboo beds in the big brother third series. They have recently been involved with Brisbane City Council in developing a renewable home at 17 Mile Rocks which will be open for public inspection. As well as supply and installation, Style Plantation can offer advisory and quotation services at all stages of a project.

At Ephraim Island, Style Plantation supplied and installed approximately 60m<sup>2</sup> of bamboo Style Board, a natural compressed bamboo flooring material with a matt finish, in the health and fitness centre. The work was conducted as part of Stage 3 of the development and commenced in April 2005. The Style Plantation team comprised six people, led by director Kevin Bursnall. The project represented Style Plantation's first involvement with Mirvac. "It was a very nice environment to work in," said Mr. Bursnall. "Mirvac were very helpful and very contactable throughout the project."

Style Plantation takes a strongly ethical position in terms of the need to sustain and protect our environment for the future, and select their products based on this need. "A product has to be from a renewable resource," Mr. Bursnall said, "otherwise we won't sell it. We want to help the environment," and continue to be part of the sustainable movement.

As well as being environmentally sustainable, the renewable bamboo flooring products used at Ephraim Island have other advantages. Compressed bamboo is harder than ironbark, and is technically a grass product and so is termite resistant. Bamboo is also a very stable product that is highly suitable for the harsh environment of Australia, and will last longer than timber in coastal areas. In the near future, Style Plantation will be expanding their product line to include more sustainably renewable resources, for domestic and commercial applications.

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# Fit to an elite E

**MIRVAC'S \$545 MILLION EPHRAIM ISLAND** luxury residential project on the Gold Coast will be a landmark development featuring 383 luxury dwellings. The development will be a complete community with a restaurant and café as well as the new Well Being Centre featuring a gymnasium, 25-metre heated lap pool, spa, saunas and a resort style swimming pool. The fully equipped gymnasium had to meet the highest standards and Mirvac contracted Elite Fitness, an Australia-wide supplier of specialist fitness products, to design and develop a truly spectacular fitness facility for this ground-breaking development.

Elite Fitness was founded in Victoria in 1986 by the Goltman Family and was originally an import and wholesale business. It has since grown into a large retail and commercial organization and operates across Australia, with offices in Brisbane, Melbourne and Sydney. Elite Fitness delivers quality fitness equipment sourced from Australia and overseas, including the prestigious Technogym brand which was used at Ephraim Island. Other brands supplied by Elite Fitness include Hoist, Bodyguard, WaterRower, Tuff Stuff, Life-Force and Pro-Arc. In 1996 Elite Fitness was recognized as "Australia's No. 1 Health and Fitness Equipment Supplier" by the Federation of Australian Commercial Television.

Currently the Elite Group incorporates Retail, Commercial, Manufacturing, Personal Training, Distribution and Service divisions and employs over 80 skilled staff. Elite is continuing to expand its Commercial and Retail operations and caters to all markets associated with the fitness industry, from the domestic scale to large international fitness chains. Fitness Queensland, the peak body for the fit-

ness industry in Queensland, invited Elite Fitness to join their board in 1999.

Elite Fitness has the capability to provide advice from staff with more than 20 years of international experience in fitness, club management, education and staff training. They can assist clients with internal and external financing and operating lease, traditional lease and commercial hire purchase agreements are available. All Elite Fitness products carry extensive warranties and Elite delivery staff are capable of delivering to anywhere in the country.

Elite installation teams are available and have been trained to ensure that damage to equipment and facilities does not occur. Subsequent to installation, training is available in the operation and features of installed equipment. Elite Fitness also employ a fully trained service team to provide ongoing product support.

Over the past decade Elite Fitness have been involved with Mirvac on a number of projects and they continued this successful relationship on the Ephraim Island project. Their involvement started about 2 years ago at the project's inception and they will continue to provide ongoing service and product support for the next 3 years. Elite Fitness liaised closely from concept to completion with Mirvac and Elizabeth Clancy, head architect at HPA Architects, to achieve the best possible outcome for the project.

For the Well Being Centre at Ephraim Island, HPA Architects provided Elite Fitness with the plans for the gymnasium and Elite worked with the dynamics of that room to develop their ideas. They created

and submitted 3D diagrams, plans, models and fly-through animations in AutoCAD illustrating their proposals for the gymnasium. Fitness products supplied at Ephraim Island include Technogym brand equipment, which was also used at the Athens 2004 Olympic Games and will be used at the 2006 Commonwealth Games in Melbourne. Technogym equipment is imported from Italy and is often used in 5-star health clubs. Elite Fitness supplied their own Elite brand of dual action strength equipment, pin-loaded equipment of the highest commercial quality. The focus on the Ephraim Island project was always on providing the highest quality result. "Ephraim Island will be one of the best residential communities on the East Coast," said Elite Fitness' National Corporate Manager Mark Ross, "and we didn't cut any corners with regards to quantity, quality or cost."

Elite Fitness drew on their extensive experience with other projects of this magnitude throughout the Southern Hemisphere when designing the Well Being Centre at Ephraim Island. The gymnasium designed by HPA Architects has extensive glazing and beautiful views over the Broadwater and the marina. Elite Fitness had to ensure that every fitness machine would have a great view. Also, Elite Fitness had to deal with the challenge of devising the best possible layout of fitness equipment within a curved room.

Apart from Ephraim Island, Elite Fitness have recently been involved in some other large-scale projects in Queensland including the Cutters Landing development, where they were required to design a gymnasium within a heritage building from the 1800s. They were also recently involved in the Mariners Reach development in

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Brisbane and have started consulting on the new Tennyson Riverside development.

Elite Fitness has been chosen as the official supplier of Technogym equipment to Fernwood Women's Health Clubs in Tullamarine, Bendigo, Melton, St Kilda, Preston and Ferntree Gully. Fernwood currently operates 65 Women's Health Clubs across Australia and chose Elite Fitness based on price, quality, service and product support. Elite Fitness is also the supplier of the new Hoist KL Youth Fitness Circuit, fitness machines designed for children and small adults that are designed to strengthen musculature without unduly stressing developing joints and connective tissue.

The mission of Elite Fitness is "By providing our customers with a broad range of specialist fitness products and services at the best possible prices, we will meet the needs of health conscious Australians now and in the future", and they have fulfilled this mission on the Ephraim Island project. "We had to work closely with the management team," said Mr. Ross, "to ensure they were happy and to continue our great working relationship with them."

Mirvac's Ephraim Island project was not unique in the level of commitment shown by Elite Fitness. "We put the same sort of detail into every job," said Mr. Ross. "Every job is treated with the same respect."

For more information on Elite Fitness, visit their website at <http://www.elitefitness.com.au>.



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## Going with the flow

**ED AHERN PLUMBING** has served the brisbane and gold coast areas for the past 15 years and is proud to be associated with Mirvac on their landmark Ephraim Island luxury residential development.

For the Ephraim Island project, Mirvac contracted Ed Ahern Plumbing to supply and install all hydraulics systems on site, including plumbing, drainage and fire control systems. They provided water pipes, fixtures and tapware throughout all stages of the development. In addition, Ed Ahern Plumbing worked in an administrative role, providing advice, cost estimates and quality control to the project. Ed Ahern Plumbing has been involved in Ephraim Island for two and a half years and it represents an ongoing project.

Ephraim Island continues Ed Ahern Plumbing's successful working relationship with Mirvac, the companies having previously collaborated on stage 2 of the Liberty development in Brisbane. Ed Ahern Plumbing was also recently involved in the Greenwich Apartments and Stages 1 and 3 of the Mariners Ridge development in Brisbane. On the Gold Coast, Ed Ahern Plumbing worked on the Chevron Renaissance project and the Southport Central retail/residential development, and they were also involved in the Outrigger and Peppers at SALT project in northern NSW for Barclay Mowlem.

Ed Ahern Plumbing won the Ephraim Island project through a competitive tender and followed the design by HPA Architects. They were required to meet very high standards of quality. "We find Mirvac to be very good to work for, very professional," said Ed Ahern. "Mircvac will always help you when they can. They certainly build a high class product and they expect the same from the trades on site."

One major challenge for Ed Ahern Plumbing was meeting such high standards in an open plan internal environment where other trades were also working. The installation is done in two phases, rough-in

and fitoff, and the logistics of managing these phases required some organisation. "The level of finish was very advanced compared to our previous jobs on the Gold Coast," said Mr. Ahern. "The first stage was a learning curve for everyone but now it all works smoothly. We feel privileged to be involved in such a unique project."

Ed Ahern Plumbing is a well-established company with approximately 180 skilled and committed employees which is capable of working in a lot of areas of hydraulics systems. They have their own in-house safety officers as well as an in-house design team capable of producing hydraulics designs in CAD where required. "We aim to be one of the top ten commercial plumbers in Queensland," said Mr. Ahern, "and one of the top 3 or 4 commercial plumbers on the Gold Coast. Ultimately our aim is simply to be the best at what we do."

For more information on Ed Ahern Plumbing, call (07) 5556 9600 or email [admin@edahernplumbing.com.au](mailto:admin@edahernplumbing.com.au).

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