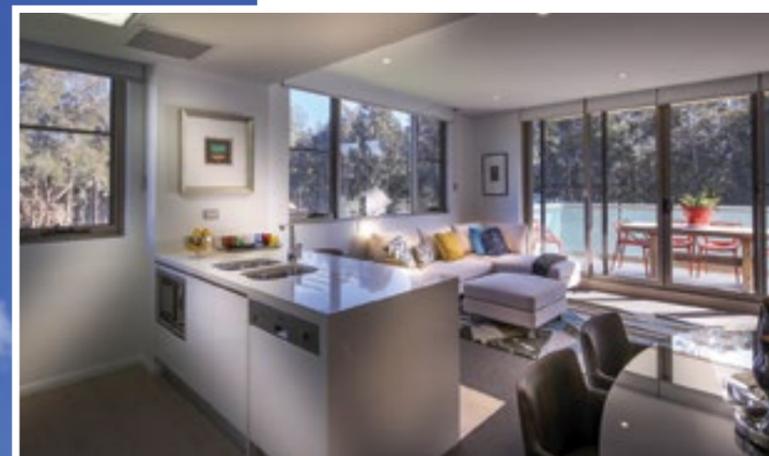


# HEALTHY HABITATS INSIDE AND OUT

OCEANVALE APARTMENTS / MERITON GROUP



Left Oceanvale apartments is a resort-style residential community.



Oceanvale Apartments is a resort-style residential community comprising 1, 2 and 3 bedroom apartments with a 6.0 star average thermal rating.

**Working closely with council and governments, Meriton aimed to deliver best practice in sustainability for the recent Oceanvale Apartments at Warriewood.**

They have brought benefits to both the public spaces and private owners, delivering a well-researched and considered landscaped component, along with better performing services and utilities for the project as a whole.

The work commenced stage 1 in 2011 with an expected completion date of December 2014.

Set at the gateway to the Northern Beaches in NSW, the development includes landscaped gardens, swimming pool, spa and gymnasium, and an on site- building manager. Landscaping of the private gardens and local creek outlook has been woven into the architectural envelopes, further enhancing the environmental considerations.

Designed by Meriton's team of in-house architects, this project was led by Meriton chief architect Alan Johnson.

"In this pristine wetland environment, Meriton has taken special care to design and build in a way that has the least possible impact upon the environment. It is a matter of pride and good conscience that we have led the drive towards sustainable building practices in Australia and set a design standard that reduces our carbon footprint."

Building height has been limited to four storeys, eliminating the potential for over shadowing and maximizing the number of ground floor apartments with their own private courtyards. Oceanvale has a 6 star

average thermal comfort rating, which is above current building standards. With skylights, sun shades and louvred shutters, residents are able to respond to weather variables allowing maximum light penetration in winter and protection from the heat in summer.

Oceanvale's outstanding environmental features include energy efficient lighting and appliances with water efficient fixtures in the kitchen and bathrooms and laundry. The irrigation system has been designed to harvest rainwater and the same systems facilitate car wash bays at the development. Solar panels have been placed on rooftops to power common area lights while louvres and sun shades cover penetrations to protect balconies and living spaces. A hebel wall system is used between neighbouring apartments and there are floor to ceiling glass windows to maximize light penetration.

Landscaped areas are a highlight of the development with drought tolerant landscaping, new cycleways and boardwalks linking to existing tracks and enhancement to creek and wetland water quality. Meriton's team of approximately 10 staff included a project manager, engineer, construction manager, assistant construction manager, contracts manager, architect and several Meriton town planners. Up to 36 sub-contractors have contributed to the project.

Meriton currently have a number of active building sites including 'Evolve' in Porter Street, Ryde, 'Altitude' in Church Street, Parramatta, 'Sundale' in Southport, the Gold Coast, 'Mascot Central' in Kent Road, Mascot, 'Epping Park', 'Centrium' in Chatswood, 'Vista' and 'Tribeca' in Waterloo, and 'Vertex' and 'Eon' in Zetland.

They will also soon begin building at Sydney Olympic Park, Arthur Street North Sydney with other Mascot sites at Dee Why, Lane Cove, Lewisham and Sussex Street CBD. There is also current planning for 2,300 apartments at Pagewood in Sydney's eastern suburbs. Testimony to their quality of delivery is the consideration that the first stage of Oceanvale was awarded a 2012 Excellence in Construction award from ANCR.

Established in 1963, Meriton have grown into one of Australia's leading apartment complex developer and builder, covering sites in Sydney, Gold Coast and Brisbane. Their project development is managed wholly in house- from buying land, planning projects, building, selling, financing, property management and strata management.

**For more information contact Meriton Group,** Level 11, Meriton Tower, 528 Kent Street, Sydney NSW 2000, phone 02 9287 2888, fax 02 9287 2777, website [www.meriton.com.au](http://www.meriton.com.au)

Below Tiles Links Pty Ltd was engaged to pave the external podium areas on the project.

Below OK Developments supplied and installed the gyprock plasterboard for the internal steel frame



**Precision and diligence are desirable qualities in any tiling installation and are visible facets found in work produced by Sydney-based company, Tiles Links Pty Ltd.**

With an 80-strong workforce, this company successfully manages large-scale residential projects as well as projects in industrial and commercial sectors, catering for all internal and external tiling requirements.

For Oceanvale Apartments, Tiles Links Pty Ltd were sub-contracted to pave the extensive podium areas across the 11-building Meriton project complex. Working with the design team, Tiles Links supplied and installed the specified TEK TILE tile as a highly suitable tile surface for the podium area. The company specializes in tiling to internal and external areas, providing paving services for architectural and landscape designs, and also work with sandstone.

On this project there were over 35 people at peak times, with the large-scale project requiring tight scheduling and well-honed project management. As testament to their quality of work, Tiles Links Pty Ltd has a list of returning clients, not in the least being Meriton. They are contracted to work on other Meriton projects in Epping, and have

further projects currently underway in Zetland, Rhodes, Gordon, Arncliffe and Waterloo.

Located in Villawood, Tiles Links Pty Ltd have grown in 7 years from a small business to one that handles major construction projects and companies as part of their daily client base. They have proven to be a more-than reliable tiling sub-contractor with a team of professionals whose concentrated work deliver large and small projects with quality and efficiency.

**For more information contact TilesLink Pty Ltd**, 33E Christina Road, Villawood NSW 2163, phone 02 9755 0101, fax 02 9755 0303

**As part of the finishing trades, OK Developments are a seasoned company in the fit-out of internal plasterboard walls and ceilings for projects large and small, domestic through to multi-story residential.**

With an established reputation for quality work and committed workers, OK Developments continued their long-standing relationship with Meriton with their work on the new Oceanvale Apartments at Warriewood.

Sited on the northern beaches of Sydney, Oceanvale Apartments is a new community of residential buildings comprised of 226 one, two and three bedroom apartments. For all walls and ceilings of apartments, common areas including gym as well the basement, OK Developments supplied and installed the gyprock plasterboard for the internal steel frame structure.

Working on the project for a period of 8 months, OK Developments and the team of around 10 staff, remained committed to being on site as needed, as well as awareness of their reputation for quality work and product. The company's service is to offer a team of highly skilled craftsmen able to expertly install the best product, under correct conditions, ensuring an outstanding finished job.

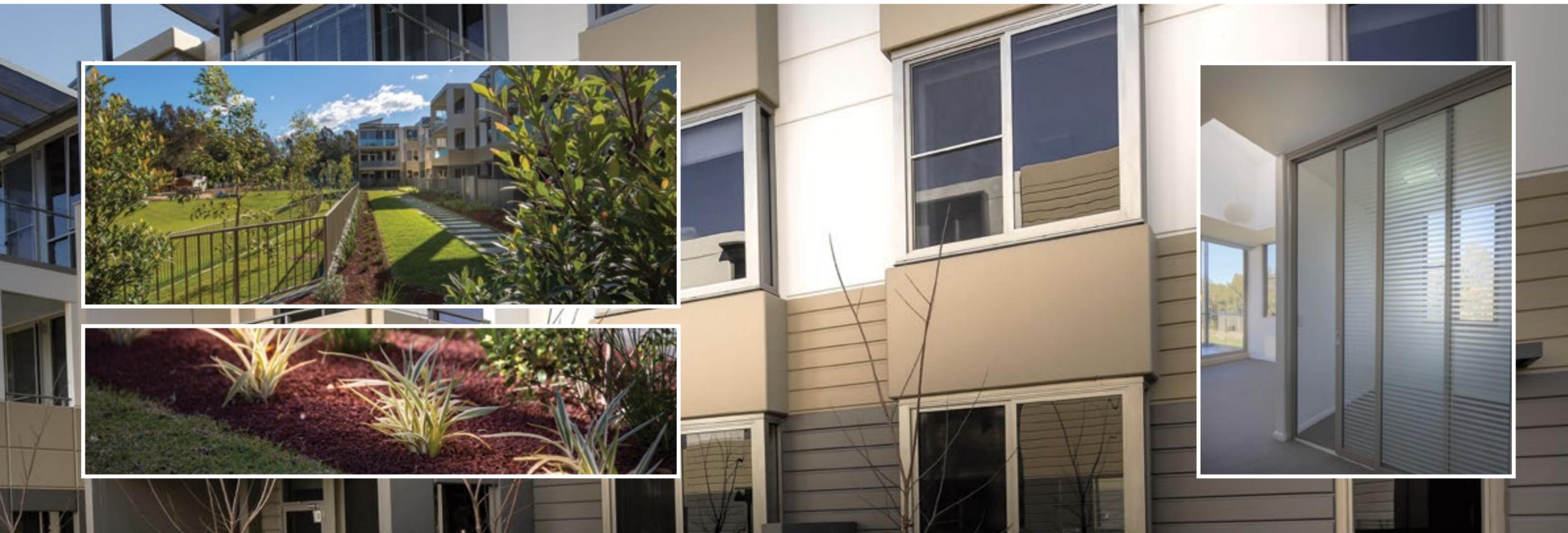
OK Developments work in alignment with Meriton's culture of quality building developments, and are aware of their role in ensuring best practice at this level of finish for a construction project. It is this work ethic that ensures an integrity of walls and ceilings for the final finishing trades to follow, and for a final quality building presentation.

OK Developments have been in the business for over 12 years, with their headquarters based at Dover Heights in Sydney. They offer their service to projects of all sizes with current other projects including another Meriton construction at Epping, along with work at Arncliffe and Bondi in NSW, and further locations in Qld.

**For more information contact Ok Developments**, 79 Military Road, Dover Heights NSW 2030, phone 02 9371 6708, fax 02 9371 9885, email [omrikatz@okdevelopments.com.au](mailto:omrikatz@okdevelopments.com.au)

Below V & V Landscapers developed irrigation, supplied soil and plants for the Oceanvale complex..

Below Sunbright Aluminium manufactured, fabricated and installed the aluminium doors and windows on the project.



**The design and construction of public spaces through landscaping offers one of the greatest contributions for quality of life in a community.** V&V Landscapers, based in Sydney, is a commercial landscaping company whose project management services range in areas from construction, public spaces, parks, squares and streetscapes. A recent project from V&V Landscapers is Oceanvale Apartments, a Meriton development located in Warriewood, on Sydney's Northern Beaches.

Working on the project for around four months, V&V landscapers developed the irrigation system on site, with scope of works comprised of waterproofing flower boxes, installing the drainage shell and the irrigation, supply and fixing of all the soils and plants. Their services included supply of all labour.

A site with some difficulties in terms of access, there was also the issue of working at heights. Areas to be landscaped were located at ground, but also at heights, with garden podiums located at different heights across the buildings construction. Along with manpower, equipment of crane and a large pump was required to conduct the job. This then facilitated soil being pumped up to the podium levels while cranes were used to lift plants of various kinds up off the ground.

Testimony to their naming of V&V (vision and versatility), this company conducted the works with full vision of how to handle the difficulties, and with versatility in approach to ensure work is delivered on time and to the best standard.

A second-generation family business, V&V Landscapers now employ over fifteen staff and conduct works across the Sydney Metropolitan area. Their services range from commercial landscaping, industrial landscaping and civil works landscaping with numerous long-term clients, including Meriton. Most recent other projects include VSQ3, another Meriton development at Epping, and the public spaces for Talavera Road, Macquarie Park.

*For further information contact V & V Landscapers Pty Ltd, P O Box 4112, Illawong NSW 2234, phone 02 9707 232, email admin@vandvlandscapers.com.au, website www.vandvlandscapers.com.au*

**Working with large-scale residential projects is a welcome challenge for aluminum windows and doors fabrication company, Sunbright Aluminium.** Based in Punchbowl in Sydney, this company was awarded the sub-contract from Meriton for their landmark residential developments at Oceanvale Apartments, Warriewood.

The northern beaches residential complex extends across eleven buildings containing 226 apartments. Sunbright Aluminium worked in close consultation with the Meriton design team, selecting the windows and doors system, along with designing a project-specific colour for the powder coating. Once finalized, Sunbright Aluminium went into manufacture and fabrication, and then conducted the installation across the complex.

Sourcing quality materials from local Australian owned companies is one of the methods Sunbright Aluminium ensures their standard of on-time delivery along with top quality product. Using the Capral Aluminium System, Sunbright support and work with local Australian companies for their source material. While they source the extruded aluminium elements locally, they similarly source the glass material from local Australian company, Viridian Glass. Their powder-coating material is created using Australian owned Dulux power-coating colours.

With a current team of employees around 40, their workshop facilitates services in sourcing, powder-coating, fabrication, and installing all size windows and doors for any scale project. They have also recently developed their own glass processing company called Sunline Glass in Revesby, using glass supplied by Viridian.

For a relative newcomer of around 4 years since its inception, the company continues to expand in client base while also maintaining repeat clients across the Sydney region. A near future project is again working with Meriton, a two towered residential complex that reaches over 37 levels in height, while another residential tower project is being undertaken at Zetland.

*For more information contact Sunbright Aluminium Pty Ltd, 31 Mexon Road, Punchbowl NSW 2196, phone 02 9773 8767, email sunbrightaluminium@hotmail.com*