

DESIGN AND CONSTRUCT

The \$20M Pure Kirra comprises 14 storeys with 33, 2 bedroom units, a retail floor with restaurants & cafes retail space, roof top terrace and podium level with lap pool, spa, gazebo and BBQ area

MAIN CONSTRUCTION COMPANY : Glenzeil Pty Ltd
CLIENT : Kut Pty Ltd
PROJECT VALUE : \$20 million
COMPLETION : August 2014
PROJECT ARCHITECT : Kris Kowalski Architects
PROJECT SUPERINTENDENT : JDA Project Management
BUILDING SURVEYOR : Bennett & Bennett



Established in 1990, Glenzeil Pty Ltd is a Gold Coast based commercial construction company servicing clients in both Queensland and Northern NSW. They have the capacity to carry out work ranging in size from a simple refurbishment to the construction of a multimillion dollar project, in all market segments.

Glenzeil offers many services to the building industry including Design and Construct which was the method chosen for the development of the Pure Kirra complex located on the corner of Haig Street and Musgrove Street, Kirra.

The eye-catching high-rise features 33 units, each comprising 131sqm and featuring two bedrooms and study in each. There is also a retail precinct on the lower level, featuring restaurants, cafes and assorted shops & trades. Residents are set to enjoy ocean and cosmopolitan living, just seconds from their front door.

The common lobby area on each typical level within the tower was erased to open the living areas and maximize the size of the units. A full re-design of the service reticulation and stair pressurization system was required in conjunction with Glenzeil consultants to ensure the building was still BCA compliant whilst achieving the clients desired outcome.

Glenzeil's site manager, Henk Thone, invented a unique scaffold tie specifically designed for precast external wall systems that eliminates the need to drill into the face of the finished precast wall, removing the need to patch the walls as the scaffold is being dropped.

Basement retention was made difficult due to constructing the lower basement raft slab 5m below the water table in indurated soil, with high concentrations of acid sulphate.

Glenzeil previously completed the \$50 million Nirvana by the Sea skyscraper in 2009 and as a result, knew there would be some issues with water and sand at the Purra Kirra site. Using their extensive experience and technical knowledge, the team applied methods to ensure the development progressed smoothly.

The Design and Construct method accounts for approximately 40% of Glenzeil's work. This method offers the client the power to design a building to suit the project budget and their specific requirements. Glenzeil can quickly adjust the design to suit unique marketing/sales requirements, tenant needs or alterations to budgets. The company is

very comfortable in managing the design and working within a team environment to formulate a guaranteed maximum price. Some other projects delivered under this method include:

- "H20" Apartments – Varsity Lakes
- Southern Cross University Building A – Coolangatta
- Nirvana by the Sea, Luxury Apartments Kirra – Gold Coast
- "Aspect" Commercial Office Development – Varsity Lakes
- Gallery Vic – Mixed Used Development Varsity lakes
- Marshall Lane Commercial Building – Southport
- Grande Pacific, Multi-Unit Development – Southport
- The Point @ Varsity, Office Development – Varsity Lakes
- "Campus Living" Student Accommodation Griffith University – Southport
- Code Apartments – Bowen Hills
- Plaza, South Brisbane
- Corporate Centre Commercial Fitout, Bundall
- RSL Aged Care Facilities, Sunnybank, Mt Ommaney, Alexandra Headlands,
- Banora Point
- Blu Central Square, Varsity Lakes

Glenzeil has successfully added an array of awards to their portfolio, one of which was secured in 2012. The team were awarded the winner of the 'Best Commercial Project, \$3 million to \$5 million Accommodation'.

This particular award was received for their work at Lismore Gateway Motel and Restaurant. The development was focused on providing a Queenslander style accommodation that blended in with historic surroundings.

Glenzeil is a member of the Queensland and New South Wales Master Builders' Associations and Property Council of Australia. The company and its staff strives to ensure that all clients receive complete satisfaction on all matters throughout the construction process. They are committed to providing a professional approach to their projects, where excellence in quality and value are achieved.

For more information contact Glenzeil, The Point @ Varsity Level 2, 47 Watts Drive Varsity Lakes, QLD 4227, phone 07 5555 3333, www.glenzeil.com.au

PURE LIFESTYLE

Building Certification Group was appointed as the Private Certifiers for the Pure Kirra project in Queensland. Their involvement began from the outset when they were selected by Kowalski Architects to provide initial and ongoing Building Certification Advice during the design of the project.

The Pure Kirra project was developed by the renowned Pikos Group. These luxury apartments feature a generous floor plan and provide beachfront living at its best. Pure Kirra features a fantastic retail precinct on the ground floor with fine dining, cafes and retail space.

Having been involved in this development from the initial stages allowed Building Certification Group to provide both the developer and architect with the confidence to move forward with the end design.

Operating from their new premises at 47 Manilla Street, East Brisbane, Building Certification Group remains one of the largest, and most qualified, private building certification companies in Queensland.

They have earned the respect of Queensland's leading builders, architects and planners due to their professional problem-solving approach to building certification.

Working closely with their clients through every phase of the building approval process, Building Certification Group ensures all projects comply with the applicable building codes and planning requirements.

Building Certification Group are proud to be known throughout Queensland as an efficient organisation that assists in streamlining complex processes on behalf of their clients. The team is knowledgeable and efficient as well as friendly and professional, always taking the time to educate and inform clients on every compliance issue.

The team at Building Certification Group can help you achieve significant time and cost savings for every project. This is made possible by their continuing professional development and long-term alliances with key industry authorities such as Local Authority Building, Plumbing & Town Planning Departments, Bushfire Management and Queensland Fire & Rescue.

Building Certification Group has worked with some well known companies including Ausdev, Rovella, the Pikos Group, Metricon, Lifebox Design and Sovereign Homes. They are equipped to handle any project including residential, commercial and industrial.

For more information contact Building Certification Group, on 1300 130 168, www.buildingcertificationgroup.com.au





STRONG PARTNERSHIPS

BG Hydraulics became involved in the Pure Kirra project from the onset. Their team started with the project in 2008 assisting with space planning requirements for the various plumbing systems.

For this project, BG Hydraulics drew from their extensive experience to provide an effective solution for an unusual situation. This involved the location of the sprinkler & hydrant water storage tank. The extremely tight space limitations within the basement meant the only option in locating the tank was to suspend it above the car space. Suspending the tank required accurate and detailed investigations between the architect, structural engineer and BG Hydraulics to determine the best location and configuration of the tank.

BG Hydraulics pride themselves on being able to work with their clients and the whole design team to provide cost affective, comprehensive and well-coordinated plumbing designs.

As a company, they strive to create and strengthen, long-term partnerships with their clients and the design teams. BG Hydraulics

believes strong partnerships are the key to achieving successful, trouble free projects. They achieve this by providing not only great design solutions, but by also providing a range of other related services such as providing pre DA stage conceptual design input reviews and existing services investigations, all of which aim to assist their clients.

With an eye for innovative design, BG Hydraulics are currently investigating the possibility of introducing a reasonably new product, Positive Air Pressure Attenuators, that can provide savings in pipe and duct sizes to the sanitary plumbing systems.

The company has recently undergone a merger, and while the name has changed, the dedicated and experienced team is still the same.

For more information contact BG Hydraulics Pty Ltd, 1/50 Leichhardt Street, Spring Hill QLD 4000, phone 07 3839 3366, email brisbane@bgroup.com.au, website www.bgroup.com.au

LIGHTING THE WAY

Combined Electrical Services has been operating throughout the Northern Rivers area of NSW and Queensland for more than fifteen years. During this time they have developed a fine reputation for quality workmanship and reliability.

The team at Combined Electrical Services has completed countless projects including; Tweed Heads Hospital Upgrade, Solo Waste Building at Chinderah, Paradiso & Mainwaring Apartment Buildings at Kingscliff, Drift Apartments, Mullumbimby High School and numerous new homes.

Under the Government Building Education Revolution Scheme, Combined Electrical Services carried out upgrades to Terranora, Chinderah, Banora Point, St. James Primary and Cudgen Schools. Just recently, the company was appointed as the Electrical Contractor on the Pure Kirra project in Queensland. Their scope of works included the installation of conduits & electrical cabling, supply & installation of the main electrical switchboard, distribution boards, light fittings, power points, ceiling fans, emergency and exit light fittings along with

access control & intercom systems. All light fittings used are energy efficient. These exclusive apartments offer idyllic beachfront living at its best with easy access to cafes and restaurants.

Combined Electrical Services has been actively involved in major retail, commercial, mining, education, health and domestic projects since 1998. The team offers extensive services including the full design and construction of electrical, security, fire, access control and MATV along with innovative Energy Management systems and the use of LED lighting.

For more information contact Combined Electrical Services, Level 1/5 Bay Street, Tweed Heads NSW 2485, phone 07 55 99 11 88, email contact@combinedelectrical.com.au, www.combinedelectrical.com.au