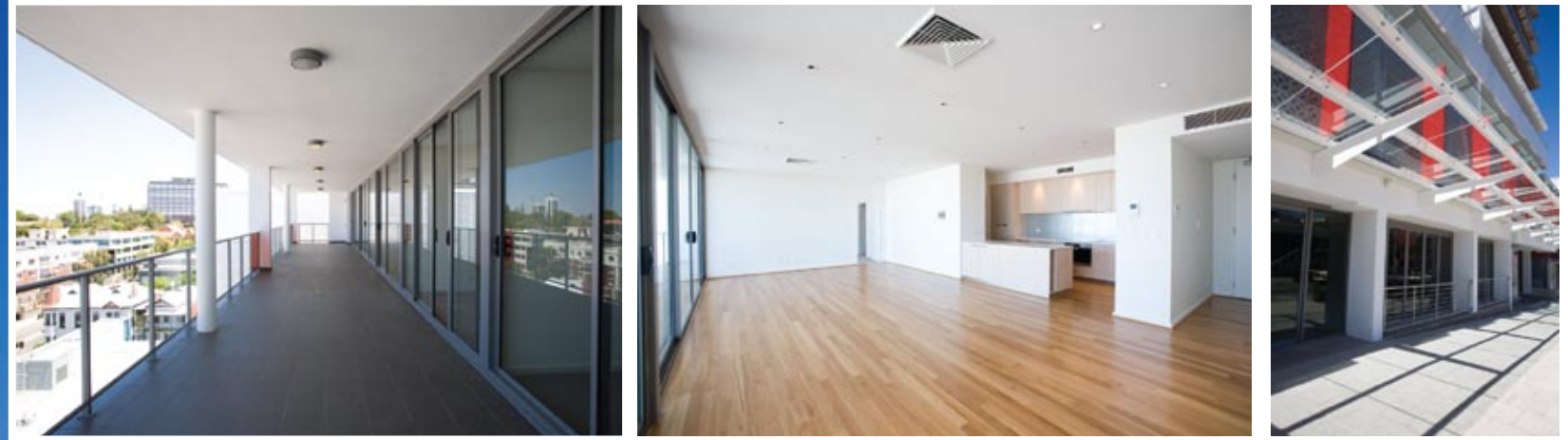


# ELEVEN78 HAY STREET

MAIN CONSTRUCTION COMPANY : Diploma  
COMPLETION : December 2011  
STRUCTURAL ENGINEER : Peritas Group  
SURVEYOR : RM Surveys  
PROJECT END VALUE : \$75 Million

## TOP CLASS RESULTS ON HAY STREET



Diploma Group has again demonstrated excellence in the completion of Eleven 78 Hay Street in Perth – managing men and materials to achieve completion on time and within budget, and safely managing risks associated with the development.

The project commenced in April 2010 with the demolition of the old CWA (Country Women's Association) building. In May 2010 construction commenced on a new, seven storey mixed use building, containing 128 apartments and two commercial tenancies at ground level.

The apartments range from one, two and three bedroom units, with the fitout including quality European appliances and fixtures, with numerous purchaser upgrades included. All work was completed by December 2011.

The challenges included the project location. Access for delivery of materials was from the southern boundary only, being Hay St, and with Hay St being a main artery of the road infrastructure in Perth, local council restricted any stopping of traffic until after 9:00am and before 4:00pm.

“A live existing Western Power substation was maintained onsite until September 2010. This provided power to surrounding buildings to Hay St, and could not be decommissioned until surrounding facilities were upgraded accordingly. It was required to be protected during the demolition phase, and caused a complete re-sequencing of the construction of the building,” said Diploma Project Manager, Richard King.

“On average throughout the construction period, there were approximately 100 men onsite every day. This fluctuated at certain stages, but during its peak 140 workers were onsite every day. Diploma Construction had its own project team based onsite consisting of Project Manager, Site Manager, Contracts Administrator, Finishes Supervisor, Administration Assistant as well as supplying our own site staff, Tower Crane operators, hoist operators, dogman and labourers. The trades onsite ranged from formworkers, steel fixers and concretors to gyprockers, painters and carpet layers.

“The team is proud of the end result, which was delivered on-time and on-budget.”

Diploma is a leading property development and construction company with offices in Perth and Abu Dhabi in the United Arab Emirates (UAE). In their 36 years of operations, they have undertaken a diverse range of commercial, residential and retail developments.

Diploma has developed a reputation for innovation and quality over its 36 year history, winning numerous industry awards for excellence including

the 2010 Property Council Award for Innovation and Overall Excellence for the Durack Centre 2. The company are a recognised industry leader in sustainable design, and delivered Western Australia's first 6 Star Green Star energy rated commercial office development.

Diploma employs more than 100 experienced staff and has long standing partnerships with a diverse range of highly skilled consultants and contractors, who undertake projects across the Perth area, North West WA and in the UAE.

The company is committed to the triple bottom line of balancing economic, environmental and social responsibilities, and makes a pro-active commitment to supporting the communities within it operates. This approach has reaped clear dividends in Diploma's continued growth in tough economic times, with a clearly dynamic and increasingly prosperous future ahead.

Other major projects Diploma are currently at work on include the \$100m+ Queens Riverside Stage 1 project due for completion mid 2012, where their team completed what is regarded as the biggest continuous concrete pour ever undertaken in Western Australia. This was a mammoth effort involving detailed pre-planning - on the day a team of 70 labourers, concretors and pump operators and 475 concrete trucks (arriving every two minutes), worked over 11 hours to pour 2845 cubic metres of concrete for the raft slab.

Diploma have just been awarded Queens Riverside Stage 2 (\$100m+), and the Kwinana Marketplace Redevelopment (\$40m+), involving renovation and additions to an existing shopping centre.

The outstanding results the team achieves are anchored in third party accredited systems, including AS/NZS ISO 9001:2008 Quality Management Systems, AS/NZS ISO 14001:2004 Environmental Management Systems, AS/NZS 4801:2001 Occupational Health and Safety Management, and AS/NZS 4360:2004 Risk Management. Diploma is a dedicated and professional organisation that is absolutely committed to delivering the best result for the client first time and each and every time.

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# SUSTAINABLE BIKE PARKING SOLUTIONS

In an effort to encourage the use of sustainable transport options, an increasing number of commercial and residential developments now require secure bicycle parking facilities in order to satisfy development approval conditions. The Green Building Council of Australia also supports the increased use of bicycle transport by awarding GreenStar points to projects that provide AS2890.3 compliant bicycle parking racks and lockers.

Recently, Cora Bike Rack supplied 23 vertical wall mounted bike racks for use by residents at Eleven 78 Hay Street. Where space is limited, vertical wall or custom frame mounted bike racks provide a space efficient solution that can maximize capacity in difficult areas.

Another recent project is the City Square End of Trip Bicycle Parking Facility in Perth where over 570 bicycle parking spaces were created using a combination of Cora Bike Rack surface mounted bicycle parking rails, frame mounted vertical racks and wall mounted racks. Cora Bike Rack's full range of Australian Made and EcoSpecifier approved products includes bicycle racks, parking rails and bike lockers suitable for all applications. With an extensive range of secure and attractive products, door to door delivery across Australia, and the best product guarantee in the industry, Cora Bike Rack can provide the ideal bicycle parking solution to make your project a success.

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## AN OPEN AND SHUT CASE OF EXCELLENCE

Being able to provide a range of hardware which could meet the discerning design brief for Eleven 78 Hay Street made Häfele a perfect fit for the project, with the company supplying all the architectural door hardware, internal sliding door tracks and a range of kitchen accessories.

Häfele's estimating team was involved from the Documentation stage with the architect, providing a comprehensive Door by Door hardware schedule. The Perth-based Häfele project management team then ensured on time deliveries of all the project's door hardware to meet construction program goals for each level. The sales team maintained ongoing liaison with both the architect and builder throughout the construction period.

"Häfele was able to offer such a diverse range of products to this project," said Häfele State Manager Architectural Hardware, Simon Clark.

"Our Project team is able to offer a full 360 Degree service when referring to Interior hardware requirements. We have products for the kitchen, laundry and bathroom as well as door hardware for every door within the building. We also have special sliding and folding door hardware for those challenging applications, like Bifold units to hide the washing machine and dryer, as well as robust sliding door tracks for full height, floor to ceiling glass sliding doors.

"Häfele has the capacity to offer a product solution to almost every hardware requirement. Functionality for you is our motto and we strive to ensure we have a product to suit your needs."

The extensive range includes sliding door tracks, Bi-fold door tracks, door hardware & Access control systems as well as kitchen and bathroom accessories. As a multinational organisation, Häfele service markets world-wide, with the Australian presence including sales offices in every state and territory meeting the needs of cabinetmakers, kitchen manufacturers, furniture manufacturers, glass and aluminium fabricators, builders, architects and designers.

Other recent major projects which have relied on Häfele for the efficient supply of high quality hardware products include Queens Riverside, Summer Apartments, EQUUS Apartments and the 726 Hay street Commercial Development.

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