

AN URBAN RETREAT

DEVELOPER : Marquee Development Partners Pty Ltd

ARCHITECTS : Cottee Parker Architects

STRUCTURAL ENGINEER : ADG Engineering

CONSTRUCTION VALUE : \$73 million

Featuring 20 penthouse and sub-penthouse apartments with panoramic river views, Haven is a premium waterfront development that has been designed to enhance both liveability and entertainment.

Property development consultancy Marquee Development Partners (formerly Marquee Projects), is managing the development of Haven.

Newstead's new apartment building, has panoramic river and Brisbane city views, is less than 2km from the city centre and located within the Gasworks precinct. Each of the 220 apartments and penthouses ranging from one to five bedrooms, has been thoughtfully designed to take advantage of the sites perfect north/north east aspect. Residents have a rooftop deck featuring infinity pool, entertainment zones and dining terrace. The 1,150m² ground floor retail space is being managed by John James development company RL 57 of James Street fame.

Marquee Development Partners CEO, Mark Spedding said his company worked hard on design and cost issues during the process of developing the DA, with a range of concepts propositioned. "We spent a lot of time with the Council looking at elevations and appearance. Located on an island site with three street frontages and 360 degree views, it was so important to address the streetscape from all sides as there is no 'back' of the building," Mark said.

Brisbane City Council approved the Haven development in January 2015, the site settled in May 2015, and construction commenced in June 2015. Marquee Development Partners managed the contractor tender and selection process as well as managing sales and marketing strategies.

Mark said a team of four from Marquee Development Partners worked on the project. This comprised, Senior Development Manager, John Marshall, Development Manager, Doug Bourne and Marketing Manager, Mary Graham.

Marquee Development Partners won the prestigious Marketing Excellence Award at the 2016 Urban Development of Australia Institute (QLD) Awards for Excellence for Haven and its innovative sales and marketing campaign.

"We had the challenge of having to achieve 25% of the sales to owner occupiers at prices between \$750 thousand to \$3.5 million, as well as investor and first home buyer sales in the lower levels, so an innovative marketing campaign was executed to hit both these target markets. The results spoke for themselves and the apartments and penthouses sold out within seven months," Marketing Manager, Mary Graham said.

Mark said winning the Marketing Excellence award recognised Haven as Marquee Development Partners' prominent and successful foundation project. "Our company is only three years old but we have a wealth of experience between us, literally decades, most of which is local experience."

Marquee Development Partners, is a consultancy for a range of developers, fund managers and private clients within the residential property industry. Mark said his company's ethos was all about partnering for project excellence, irrespective of size.

"Our work is varied. We work across all forms of residential development from apartments and town houses to land estates with the value of residences ranging from \$300,000 to \$3 million," he said.

For more information contact Marquee Development Partners, Level 5, 26 Wharf Street, Brisbane QLD 4000, phone 07 3221 6914, fax 07 3112 4272, website www.marqueedp.com.au



A POLISHED FINISH

Maintaining a high class finish throughout the entirety of the Haven extends to even the smallest rooms in each apartment.

Alfa Tiling was tasked to carry out the tiling for the wet areas for the residential spaces, as well as internal and external tiling including the lobby.



With 220 apartments, the job was quite a large one for the 10 year old company, who specialises in wall and floor tiling. “The Haven project is one of our biggest yet and we have about a dozen people working on the tiling. We found when we started on Level 20, we needed to double the number of our workers on this project,” said Director, Soo Ma.

Alfa Tiling was established a decade ago in Townsville, and one of its first projects, a 52-unit residential development in that city, set the path for its continuing success.

“We’ve continuously improved and grown our reputation in that city and beyond. Since then we’ve successfully completed two EBA projects in Townsville, then we were invited to tender for Brisbane projects in 2014.”

Their offerings range from internal tiling, outdoor paving and even planter boxes. “Our tilers are hard workers and dedicated to finishing projects on time and to a high quality. Some of our tilers have professional international experience, such as in Korea and Japan, and have a breadth of expertise in tiling,” she said.

Alfa Tiling’s key projects include the State Government Building and Ergon Energy building in Townsville, the Alex Perry Apartments and Albion Apartments in Brisbane as well as for Newstead Stage 1.

For more information contact Alfa Tiling Pty Ltd, 20 Kalynda Parade, Bohle Palms QLD 4817, mobile 0402 253 610, fax 07 4773 2346



THE RIGHT SPACE

Forward-thinking Engineering Surveying and Building Design company Magellan Space applied the use of the latest technology to ensure the Haven development was built to optimum and rigorous standards. As the first team onsite for the development, Magellan Space began work in April 2015, using the latest high-precision, survey equipment to guarantee the greatest accuracy.

The company, which has more than 50 years extensive combined experience, set out all of Haven’s structural elements as well as some plumbing, electrical and mechanical features.

“We have [also] continuously monitored lift core and slab deflections,” adds Magellan Space Director, John Magalhaes. Monitoring the lift core was a vital element to the project to ensure the building was in precisely the correct position. Additionally, Magellan Space constantly monitored the building’s stability and the accuracy of its wall locations.

Specialising in commercial design and multi-residential projects, Magellan Space is the only Building Design and Engineering Surveying company in Queensland. This ensures it has an exceptional understanding of design plans and CAD files, enabling the smooth running of projects from start to finish.

Magellan Space provides comprehensive services, from the initial stages of project planning and design through to land survey and site set out. The company’s goal is to deliver exceptional design ideas and solutions.



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Priding itself for being at the epitome of unique and innovative design, Magellan Space’s team of surveyors and inhouse designers have a distinct creative approach.

Their building design services include concept design, DA and BA drawings, construction drawings, BIM and 3D renders.

Magellan Space continues to provide commercial building design on numerous significant projects including but not limited to early childhood centres, multi-residential developments, hospitality and medical.

For more information contact Magellan Space, 19/354 Brunswick Street, Fortitude Valley QLD 4006, phone 07 3257 0005, website www.magellanspace.com.au