

THE EPITOME OF WISDOM

IQ Smart Apartments are a reflection of the design principles of current and future living. The apartments offer a variety of configurations to its residences including an energy management system that will allow residents to monitor their energy consumption.

CONSTRUCTION COMPANY : Construction Control

CONSTRUCTION VALUE : \$58 million

ARCHITECT : DBI Design

STRUCTURAL ENGINEER : AWT Consulting Engineers



The IQ Smart Apartments project is an example of modern urban living as part of the Marque Redevelopment. The Apartments, comprising of 230 apartments that are set facing onto Northborne Avenue and Mort Street Braddon, highlight the trappings of a large, modern complex while hold the intimacy and low-key atmosphere of a private hotel.

The 2 blocks of apartments combined, comprise 4 access portals, facing onto the 2 major streets. The design feature is a nod to the original design of the 4 lobbies. Each entrance portal leads to a light-filled lobby, giving the impression of space and accessibility from all directions. The apartments are also complimented by 3 office buildings including 7 cosmopolitan eateries and shops. Construction Control worked hard to ensure that the tastefully

fitted and decorated interiors of the apartments are equally as impressive as the outdoor features.

The 2 buildings are made of precast concrete, with steel posts through the walls in all the corridors and main walls. The process involves sliding metal posts into the top and bottom tracks while the space created is filled with cement. Construction Control is one of the first to apply this technique to major building projects. Nick Haralambous, manager of Construction Control observed that the process is very good for the logistics, saving all important time on the build.

The apartments were designed with a focus on sustainability, which has been factored into almost every aspect of the construction and the design features. The form and construction combine modern

spaciousness with private living, creating the feeling of space without compromising the energy-efficiency.

Energy monitoring equipment for lighting, air-conditioning and even hot water have been included in each apartment to allow residents to monitor their energy consumption. The system can reduce energy usage and costliness by up to 10-15%. The monitoring equipment measures in real-time and suggests practices that can be implemented in the future that will also lower costs.

Other technology that has contributed to the 6 star energy rating includes the installation of fibre optic, the touch screen security monitoring for all the buildings and the communication systems for easy access to emergency safety services. All appliances in these

apartments, offices and shops are designed with modernity and urban living in mind. The incorporation of green spaces also contributes to the overall sustainability rating of the whole apartment complex with a beautiful garden area with podium, on Level 1. The raised courtyard garden can be accessed from both lobby areas and is the epicenter of the building complex.

Construction Control had a team of approximately 70, ranging from engineers, OH&S project managers, foremen and designers working on this very ambitious project.

For more information contact Construction Control Holdings Pty Ltd, 1 Torrens Street, Braddon ACT 2612, phone 02 6257 4775, fax 02 6248 9094, website www.ccontrol.com.au

Below Flight Stairways provided balustrade, diving screens and privacy walls for the project.



Below ACT Shower Screens & Wardrobes provided walk-in robes, sliding glass and mirrored doors, mirrors and shower screens.



The installation of Flight Stairways stylish balustrades ensures freedom and a high-class view inside these luxury designed apartments that can be revealed from all angles with attention to detail. Flight Stairways provided and installed the large amount of balustrade for the IQ Smart Apartments development.

The extensive work included 269 lineal metres of aluminium powder coated balustrade 1050mm high, 269 lineal metres of aluminium powder coated balustrade 550 mm high, 28 aluminium powder coated dividing screens and 158 lineal metres of aluminium powder coated privacy screens drilled into a 1050 mm high wall.

The balustrade is a feature at IQ Smart Apartments, with 230 apartments requiring at least one balcony. The office buildings and providers' premises required balustrading for presentation and external eating areas.

There is a myriad of features that set Flight Stairways apart from others. With over 30 years of experience and expertise, they pride themselves on delivering quality of product with on-time delivery guaranteed everytime! FlightSpan will take your project to the highest of heights and will give your project the architectural distinction from all its surrounding buildings,

to make you stand out from the rest! This surely is a reflection of the final product at the IQ Smart Apartments project.

Flight Stairways design team work with the client through a step by step process making sure the project is on schedule, from design stage right through to the final completion. The unique FlightSpan "clip together" balustrade system makes it the fastest installation process in Australia!

Flight Stairways staircase and balustrade work is officially guaranteed for 25 years, compared to competitor companies providing warranties for only 7 years. Flight Stairways has installed in excess of 31 000 staircases and 17 000 lineal metres of balustrade, making them the largest, most well-established and renowned company of its kind in the ACT. Other projects Flight Stairways has worked on include Furlong Apartments in Queanbeyan, Berwick Apartments in Casey, Habitat Apartments and Envy Apartments in Braddon.

For more information contact Flight Stairways, 15 Bedford Street, Queanbeyan NSW 2620, phone 1800 989 100, fax 02 6299 3689, email mail@flightstairways.com.au, website www.flightstairways.com.au

The IQ Smart Apartments feature two main buildings on Mort Street and Northbourne Avenue, in Braddon. ACT Shower Screens and Wardrobes provided the finishing touches to the complex installing built-in wardrobes and shower screens. The rooms inside are designed like luxury hotel rooms with modern tones and colours, and their products are well suited to this luxury setting.

For IQ Smart Apartments, ACT Shower Screens and Wardrobes installed over 400 wardrobes which includes walk in robes, walk through robes, study robes and built in robes with mirrored sliding doors, 4mm polished edge mirrors (279) and the same number of shower screens. A featured product was their own designed and manufactured Kolder Perimeter framed 6 mm Semi Frameless Screens.

All screens and robes are manufactured and installed by ACT Shower Screens and Wardrobes, which cuts out design and logistical problems that may occur during the process of building these wonderful apartments. All wardrobes and screens are custom built and are guaranteed to last. A great deal of effort is put into manufacturing and designing these robes and shower screens, to suit the changing design styles. ACT Shower Screens and Wardrobes work in tandem

with builders, developers, architects, designers and home owners to get the required look and specifications for each project.

ACT Shower Screens has 20 years' experience providing strong, high quality wardrobes and screens for a number of projects in the Canberra and Sydney metropolitan areas. With showrooms in Mitchell, ACT and the ability to service the Sydney Metropolitan area, Central Coast and Newcastle regions in NSW, they are one of the largest independent provider for the supply and installation of shower screens, vanity mirrors, splash backs and built-in wardrobes to the building industry.

They boast a team of 22 staff to do the work and can back this with successful completion of a vast scope of projects, including Lamira Apartments in Franklin, the Jamison Apartments, and The Avenue Hotel - all of high elegance and solid craftsmanship.

For more information contact ACT Shower Screens & Wardrobes, 46 Hoskins Street, Mitchell ACT 2911, phone 02 6262 3007, fax 02 6262 3009, website www.actshowers.com.au

Below CPS Concretors provided extensive concrete services for the IQ Smart Apartments.

Below Papas Painting Contractors provided internal and exterior painting services.



The key to well-built, well-designed apartments is in the concreting, placement and finish. CPS Concretors employ experience and attention to detail, combined with state-of-the-art cutting technology tower and mobile pumps, to deliver their product.

The role of CPS Concretors was to ensure that the large amount on concrete needed for the project was pumped to the required specifications, safely and accurately.

The CPS Concretors team have a focus and precision that is evident in every step of their work, which was critical for the manual handling of two pump towers for IQ Smart Apartments. The team pumped concrete from the ground-up to create tandem buildings comprising 115 beautiful apartments per building.

CPS Concretors have their own work safety plan which they apply to every build. This plan also includes environmental considerations, that carry through to management.

For more information contact CPS Concretors, Unit 7, 63-65 Wollongong Street, Fyshwick ACT 2609, phone 02 6228 1552, fax 02 6228 1529, website www.cpsconcretors.com.au



Papas Painting Contractors Pty Ltd (PPC) are specialists in commercial, conventional property and industrial painting and offer a full range of services for all interior and exterior decorating requirements. On IQ Smart Apartments the team at PPC offered advice and consultation to the project managers in order to change some of the products that were originally assigned to the project.

The PPC team led by Director Paul Papas, work hard to keep quality service and finishes in line with the high-rating Australian Industry Standards. PPC have a colour consultant, interior designer, builder as well as a full time estimator as part of their in house team, who collaborate to ensure a full painting and decorating package is delivered to customers, giving clients, builders and architects a one stop shop for all painting and decorating needs. Papas' is also licensed in lead retrieval and management wallpaper hanger, intumescent paint and protective coatings.

PPC is a Canberra based company with over 30 years of experience in a range of residential and commercial painting projects. PPC have worked in delivering numerous landmark projects in Canberra, ranging from high rise commercial and apartment complexes, (the Linq

Apartments in Belconnen were painted both internally and externally, the latter also using "Nawkaw"), heritage and hazmat buildings, hospitals and special needs facilities, as well as residential, commercial base-builds and fitouts, as well as a number of Territory and Federal Government projects.

PPC are the proud winners of the 2013 Master Painters Association Awards for the Best Residential Painting Contractor of the Year, The Best Commercial Painting Contractor of the Year and overall completing the Best Painting Project of the Year, the Canberra International Airport. Their award winning service is driven by the desire to enhance and transform a property's appearance and atmosphere with minimal disruption. Papas' team ensures that every site it treated with respect and that they leave each project in a clean and tidy state when they're done.

For more information contact Papas Painting Contractors Pty Ltd, on 0418 264 154 or 02 6280 0848, fax 02 6280 0847, email sales@papaspainting.com.au, website www.papaspainting.com.au