



MON KOMO

MAIN CONSTRUCTION COMPANY : St Hilliers
DEVELOPER / CLIENT : Kyko Group
PROJECT END VALUE : \$150 Million
HEIGHT : 2 x 12 storey buildings
COMPLETION : 4th Quarter 2010
ARCHITECTS : Altis
ENGINEER STRUCTURAL : The Alliance Design Group
SURVEYOR : Bennett and Francis

BAYSIDE BEAUTY ADORNS REDCLIFFE PENINSULA

Brisbane's Redcliffe Peninsula now has a gleaming jewel on the most easterly point, the Caribbean resort-inspired Mon Komo project, constructed by St Hilliers for Kyko Group. A combination of luxury residential, high end hospitality, retail and commercial spaces with wide, uninterrupted vistas of Moreton Bay, this \$150 million project embodies a commitment to excellence in construction.

The site was formerly occupied by the Seabrae Hotel, which was demolished in 2009. Now two 12 storey towers featuring wide seaward balconies, with an impressive fusion of lifestyle and leisure facilities at the podium and ground levels, designed by Altis Architecture, brings vibrant new life to the area.

One of the towers comprises 108 owner-occupier residential apartments ranging from 1 bedroom to three bedroom, the other, 76 short-stay apartments for lease by those visiting for either business or pleasure. Each tower will have a swimming pool and gymnasium and will be accessed by spectacular symmetrical lobbies with soaring glass-feature

walls. The lobbies also reflect the tropical island theme with extensive natural stone, natural timber and wide shaded breezeways surrounding the entries.

A 2,000 plus square metre hotel including two bars, al fresco dining areas with views over Moreton Bay and a function centre with conference and convention facilities spans the ground and mezzanine levels. There is almost 1,000 square metres of retail space, more than 400 square metres of commercial office space and 458 basement car parks.

The external landscaping reflects the Caribbean resort theme, with the use of natural stone, tropical vegetation and minimal obstructions to the full horizon water vista.

St Hilliers Executive Chairman, Tim Casey, said Mon Komo is singularly St Hilliers most important project in Queensland and he welcomed the opportunity to work with the Kyko Group to deliver this dynamic project.

"We are committed to the pursuit of quality outcomes for all our projects and our extensive design and construction experience gives us confidence in our ability to construct this eagerly anticipated development," he said. "St Hilliers is not only looking to deliver a benchmark project for the Redcliffe Peninsula but to further enhance its reputation as a builder of quality properties in the Queensland market."

Quality is the keynote of both the structures and the internal fitouts. Extensive use of timber and natural stone accents, coupled with an earthy, neutral palette, expresses the tropical ambience. A column-free floor plan and high ceilings gives seamless flow between kitchen lounge and the wide outdoor balconies designed for al fresco dining and leisure. Floor to ceiling glass throughout allows maximum view and natural light, while full length sliding glass doors enable full appreciation of the cooling Bayside breezes. Energy efficiency meets natural amenity at Mon Komo.

A special feature of the apartment layouts is the three bedroom, dual key apartment on each floor of both towers, which allows for the separate letting of one of the bedrooms. At just 35 minutes travel from the Brisbane CBD and 25 minutes from the airport, Mon Komo is set to revitalise this part of Brisbane's Moreton Bay shoreline. Mon Komo is adjacent to existing lifestyle retailers, cafes, a patrolled beach and the Settlement Cove recreation area.

St Hilliers is working on multi-million dollar construction and development projects across the retail, residential, commercial, industrial, construction and development sectors in Queensland, New South Wales, Victoria and the ACT. They have been providing high quality, cost effective contracting services since 1989, and have an enviable track record in terms of company performance and growth. Awards for their talents have included the 2010 QMBA Construction awards for Health and Education Facilities for Meridan State College Stage 3, Meridan Plains, the MBA of NSW Excellence in Construction Awards for Environmental Management for the \$25 million Anglican Retirement Village, Warriewood Sydney, Adaptive Reuse of a heritage building for the \$52 million Home HQ North Shore project in Artarmon Sydney and the adaptive reuse of the \$33 million North Residences project in Milsons Point, Sydney.

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BALMY CLIMATE YEAR-ROUND AT MON KOMO



When the sea breeze isn't enough to cool summer heatwaves, or a wintery chill descends on the Redcliffe Peninsula, residents, tenants and guests at Mon Komo can rely on the equipment installed by Hastie Services Light Commercial division to keep their indoor climate comfortable. Hastie worked for sixteen months on the project, designing, supplying and installing HVAC systems and Mechanical services for the development in conjunction with our suppliers and construction partners

An energy-efficient VRF (Variable Refrigerant Flow) air-conditioning system was installed. The system consists of a number of air handling units connected to a single external condensing unit, and allow refrigerant flow to be varied using either an inverter controlled variable speed compressor, or multiple compressors of varying capacity in response to changes in the cooling or heating requirements within the air conditioned space. There are two basic types of VRF system, cooling/heating only and energy-recovery.

"For this project, the energy-recovery system was selected and is capable of providing cooling and heating simultaneously, to different parts of the building. This feature has the potential to deliver maximum energy savings. Further, a heat-recovery system can transfer the heat extracted from those spaces requiring cooling to areas demanding heating. This will result in extremely high primary-energy ratios and low operating costs," explained Hastie Services Project Manager, Greg Costin.

"The Mon Komo project is the one of the largest Mechanical Services projects Hastie Services has undertaken. This is also one of the largest

VRF Systems Mitsubishi Electric have supplied in QLD. Hastie Services has enjoyed the experience of working closely with the manufacturer installing the VRF system in this type of application and look forward to working with St Hilliers on future Mechanical projects."

Some of the challenges Hastie encountered included minimal ceiling heights for mechanical ventilation and air conditioning to be installed, the need for close co-ordination with other trades and the high standards of the acoustic requirements. At the peak of the installation works program, up to 30 Hastie Services employees and sub contractors worked on the Mon Komo site.

Hastie Services are known for their expertise in air conditioning, mechanical services and service and maintenance of HVAC plant. With a Queensland workforce of 234, access to world-leading technology and a commitment to energy-efficient plant which meets the requirements of Green Star construction, the company is experiencing high demand for their services. Other current major projects in the sunshine state include Woolworths Northshore in Townsville, Target in Toombul, Cairns Base Hospital - Block E Oncology

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A CERTIFIED COMMITMENT TO QUALITY & SERVICE

As one of the largest independent concrete and quarry products suppliers in South East Queensland, The Neilsen Group were able to supply St Hilliers with all the premixed concrete for the Mon Komo project, sometimes pouring up to 800m³ a day as the project progressed from basement to upper levels.

Neilsen's integrated operation, combining batching plants, quarry operations and a large transport fleet, gives them the flexibility, fast production and rapid delivery major projects need.

Around 22,000m³ of concrete for Mon Komo was produced at Neilsen's Concrete Brendale batching plant, with the majority of concrete a 40MPa mix with ESD credentials - containing 30 percent fly ash. There was also a significant quantity of high strength mixes up to 70MPa produced.

"This project was logistically challenging, with the site about 25 minutes travel time from Brendale, we had to pay attention to detail. We developed an excellent relationship with St Hilliers; this was our first time supplying them, and it was a pleasure dealing with their staff. This has been a very successful project for us," said Arthur Walton, Group Concrete Manager for Neilsens Concrete.

"The site provided some challenges, especially for the very large pours, as there were restrictions on where trucks could marshal, we had to work closely with St Hilliers site team on coordination."

Neilsen's Concrete also has batching plants at Windsor, Carole Park and Staplyton, supplying projects in localities including inner-city Brisbane and the outer suburbs, Ipswich, Beenleigh, Nerang, Caboolture, Northlakes and Redcliffe. Neilsen's Transport has a fleet of 50 concrete agitator trucks, in addition to quarry truck and trailers and cement tankers.

Neilsen's Quality Gravels, the extractive products division, has quarries at Brendale, Bromelton, Beaudesert and Kin Kin, and a NATA certified laboratory for materials testing at Carole Park. Neilsen quarry products are Main Roads Certified, and the company is currently supplying Thiess and John Holland with river sand and 10mm-20mm basalt for the batching plant which is producing the precast tunnel segments for the Airport Link project.

Across the group's three divisions, 120 staff uphold the commitment to quality which has earned the company Quality Management Certification to ISO 9001:2000 from BSI Management Systems.

Neilsen Group can deliver the products of an ASX-listed national company, with the kind of customer service and attention to detail which comes with being a family owned and operated company with over 40 years experience in meeting the needs of major projects for both public and private sectors.

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FIRE SAFETY KNOW-HOW

To provide community acceptable life safety and property protection at Mon Komo, Fire Check Consultants (FCC) were commissioned for expert Fire Engineering Services. Based on a solid scientific understanding of fire and how it manifests inside a structure, FCC's knowledge delivers safer buildings. The tactics used include finite assessment of real fires using state of the art fire and smoke models with rigorous validation applied.

As fire safety consultants, they can also provide services design; fire detection and alarm systems; planning selection and location of fire extinguishers; water-based and gas suppression systems; and selection and location of fire doors and fire shutters.

BCA compliance certification for fire protection systems – Form 15 design certificates and Form 16 construction certificates – are provided to ensure the installed systems comply with quality standards in both engineering and construction. FCC can also supervise witness testing of fire protection equipment needed to prove compliance, undertake due

diligence inspections and perform fire safety audits of buildings and sites, making reasonable recommendations for rectifying any issues identified.

FCC's experience encompasses every major project type – major residential, commercial, processing, public venues, warehousing, commercial, high rise, health, aged care, transport and hospitality as well as asset identification using barcoding methods for ongoing equipment maintenance and depreciation schedules.

FIRE CHECK CONSULTANTS

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Mon Komo, QLD

FORMWORK INNOVATION DELIVERS EXCELLENT SAFE RESULTS

Oakdale ensured St Hillers had one of the safest, most efficient formwork systems on the market for the Mon Komo project. The unique tableform system developed by Oakdale in 1993 has been tried and tested on over 600 successful projects, consistently delivering excellent results, with an unblemished safety record in terms of fall prevention.

The Oakdale tableform system can be adapted and designed around a vast variety of projects, across residential, commercial and civil construction. A major benefit of the system is the design of the table layout drawings minimises gaps, thereby preventing the major industry OH&S hazard of falls from heights. The system is comprised of over 20 different table sizes, up to over 17m2. These can be quickly installed, speeding up construction.

When high strutting is required, the benefits really shine, as the Oakdale tableform system is erected from the ground with the aid of forklifts cranes, eliminating the need for intermediate catch platforms. Perimeter edge protection, including safety screens, can be attached at the assembly of the table if perimeter edge scaffolding isn't available. Stripping of the tableforms is carried out mechanically – another safety plus, with injuries due to manual handling eliminated. In addition, the Oakdale tableforms provide instant work platforms, giving leading edge carpenters a much safer working area.

Oakdale work with clients from planning stage, providing layouts for each project to genuinely determine the risks involved in buildability

of each area of the project. This improves both the time line and bottom line of the project, safely. A comprehensive range of plant and equipment including over 100,000 square metres of formwork, forklifts, cranes and truck fleet, and a flexible workforce of up to 380 trained site crew and plant operators, enables Oakdale to mobilise all the resources required for concurrent major projects. The company has offices in Brisbane, Sydney and the Hunter, servicing projects across Queensland, New South Wales and the ACT.

The key to their success is combining experience, innovation, trade skills and flexibility in delivering the concrete construction support highly unique and challenging major projects require. Some of the Oakdale Group's completed major projects include Energy Australia Stadium, Mater Hospital for Abigroup, Crowne Plaza Newcastle, John Hunter Hospital Expansion for John Holland, Riverside Technology Centre North Ryde, Gungahlin Shopping Centre ACT, Gosford Hospital multi-level carpark for Thiess, Yass Bypass Bridges for Abigroup; and Markettown Shopping Centre for ADCO.

OAKDALE GROUP FORMWORK

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