

A ROYAL EXPERIENCE

The \$35M Queens Riverside development comprises 107 modern designed apartments, featuring a new green star administration office, 2 storey control tower, new stores building and workshops.

MAIN CONSTRUCTION COMPANY : JAXON Pty Ltd
PROJECT END VALUE : \$35 million
ARCHITECT : Botica Architects Pty Ltd
STRUCTURAL ENGINEER : Robert Bird Group Pty Ltd



Queens Riverside is setting the bar for mixed-use precinct developments in Perth. The urban community development lies on the CBD's doorstep between the Swan River and Queens Gardens, and just metres from the WACA. Providing stylish, contemporary living spaces for discerning individuals with an eye for quality, the complex reinvigorates the eastern end of Perth's CBD.

Comprising four buildings, Queens Riverside will provide residential accommodation accompanied by a suite of accessible services. A central piazza will be accessed by the four buildings, two of which are already completed, including the luxury Fraser Suites apartment hotel.

Riverside residents will be able to order room service from the hotel, as well as access the hotel's gymnasium. If eating out is preferred, a range of dining and cafe experiences will be provided along the western side of the precinct on De Vlamingh Avenue.

The remaining two buildings are being completed by JAXON, who have been awarded design and construction on the \$35m QII building by competitive tender, and subsequently the \$45m QI building via negotiation. JAXON commenced the QII in November 2013 with the structure now topped out, scaffolding down and internal finishes being completed. The aim is to finish in March 2015, and already the majority of apartments are sold.

The seven-level QII tower contains 107 sleek, modern apartments drenched in natural light and elegantly completed with fully-integrated fittings. Minimalist bathrooms feature opulent stone finishes, with operational elements such as cisterns concealed. Clean, graceful lines demonstrate the huge attention to detail incorporated in the architectural design and executed by JAXON. A mix of one, two and three bedrooms are available. Residents can stroll across the piazza to the QIII fourth floor to indulge in the beautiful ornamental gardens with a heated pool, deck and Japanese hot tubs.

Mark Kepplinger, general manager of business development at JAXON, says the QII and QI developments for Frasers Property demonstrate JAXON's competencies in the high end mixed-use residential sector in Perth.

"We've done a lot of work in the Pilbara" explains Kepplinger, "and the QII tells the market we are here working on large scale accommodation back in Perth".

JAXON complete a variety of projects such as commercial developments, public buildings, clinics, airport upgrades and even prisons, but are most renowned for their residential construction work. A WA owned and operated company, JAXON has a strong reputation delivering multi-level and low-rise apartment buildings. All JAXON's work is within WA, with projects typically in the \$10-80 million range. Kepplinger reveals that JAXON are also working on growing and diversifying the business, establishing a civil arm.

"The QII was a fairly standard build, but what sets it apart is the very high quality finish, superior fixtures and fittings throughout and strong attention to detail in integrating elements," says Kepplinger. JAXON deployed a team of 150 at the Adelaide Street precinct at the peak of the project. The only challenges with the build he mentions have been access to the site in a very constrained, urban environment, coupled with building alongside another construction company completing the QIII building simultaneously within the same precinct.

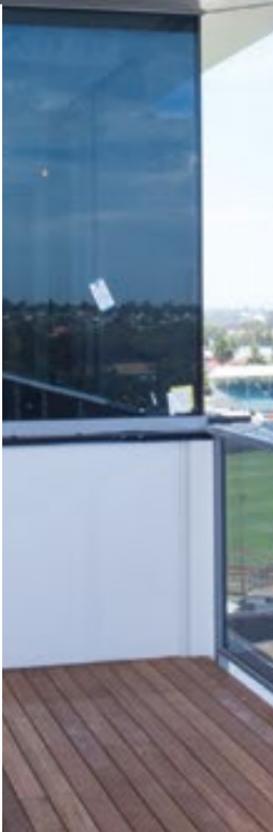
"Working in a high density location with another contractor meant that strong communication between the two builders was essential. For example, when we commenced, QIII was already under construction and they had two tower cranes on the site. We also needed two tower cranes, so you can understand how important that coordination was. With the reach of the cranes overlapping there was clearly potential for collision, and we worked together positively to achieve site operations."

JAXON's vision is to be "the leading Western Australian construction company through delivering excellence and true value". The sophistication and refinement of the QII product, alongside being awarded the contract to deliver QI, and are testament to the 50 year old company's progress in achieving this outcome.

For more information contact JAXON Pty Ltd, 4 Gwennyfred Road, South Perth WA 6151, phone 08 9368 9999, fax 08 9367 8999, email info@jaxon.net.au, website www.jaxon.net.au

Below Cadds Energy ensured the Queens II followed the Environmentally Sustainable Design regulations.

Below Pipeline Hydraulics installed the complete plumbing services package at the Queens II Apartments site.



Queens II Apartments are part of the Queens Riverside project, located in Perth. Cadds Energy has contributed a great deal to this 107 apartment construction. They provided a complete energy efficient contingency by applying the Thermal Performance Assessment, well-known and intrinsic to their work practices.

Cadds Energy is a large, multi-skilled team covering more than 5 divisions within the company. These divisions include engineering, mining, project management, electrical works, surveying, energy saving and architectural design. They work hard to achieve parameters such as the BCA energy efficiency compliance, house energy rating software assessment, commercial energy analysis, sustainable building consulting, Green Star ratings, energy audits and management plans, as well as product advice and feasibility. The multifaceted "Job Managers" are experts on a number of areas who can carry out inductions as well as providing mining advice, engineering advice, project management and architectural design consultation.

Cadds Energy applied a thoroughly "Alternative Solution" for the Queens II project, ensuring that the buildings are not only aesthetically attractive but bottom-line cost-effective and energy efficient. This was achieved by increased insulation and auditing apartments that had a lower performance.

Cadds Energy had also installed higher performance glazing. As a result the apartments scored 7 Stars according to BCA energy efficiency compliance assessment guidelines, exceeding above average specifications.

Cadds Energy's achievement with Thermal Performance has been ground breaking. They worked diligently and with great professionalism to provide Australia's first 10 Star energy rated home. It is uber-modern and completely energy efficient. This home has since become the pinnacle for Thermal Performance in home design.

The Cadds Energy team worked closely with architects and builders to "ensure social, environmental and economic sustainability for future generations", according to Mr Evan Logan, Manager. This brought about significant savings in the overall budget. With its top engineers and energy specialists, Cadds Energy has proudly "provided an alternative solution for Queens II, achieving a cost effective, energy efficient building," said Mr Logan. This sets the tone for future design and construction projects.

For more information contact Cadds Energy, Suite 8, 2 Ambitions Link, Bibra Lake WA 6163, phone 08 9418 7725, fax 08 9418 8557, email sales@cadds.com.au, website www.cadds.com.au

With a motto "We aim for perfection and promise to please", Pipeline Hydraulics certainly were the appropriate contractors to deliver the plumbing services for such a luxurious, flawless, development as the Queen's Riverside QII Apartments. Perth Company Pipeline Hydraulics provides plumbing services for major construction projects. Their services range from plumbing design to project management and contracting services for developers, builders and architects across a range of sectors. Their portfolio includes luxury single residences to multi-storey apartments, commercial and mixed-use developments, hotels, aged care facilities and shopping centres.

At the Queen's Riverside QII Apartments, Pipeline Hydraulics were contracted to install the complete, pre-designed plumbing services required to satisfy such a unique building including potable water supply, sanitary and rain water drainage, gas services, and fire services.

In fact, Pipeline Hydraulics have been involved with the entire hydraulic design and construct package for a large portion of the Queens Riverside project - the Lily, QII and QIII apartments and the five star luxury apartment hotel, Fraser Suites.

With 107 residences on the Q11 site, the required plumbing needed to fit invisibly into the building structure without interrupting other amenities.

Pipeline Hydraulics are accustomed to complex plumbing installations and General Manager Tim Swift explains that because of their experience, "we have gained a reputation for successfully completing design and construct projects that our opposition may be unable to put together as a complete package". Their capabilities reflect Swift's ethos of maintaining and extending skills amongst all of Pipeline Hydraulics' staff.

Pipeline Hydraulics' work at QII Riverside began in December 2013 and was recently completed in March 2015. At peak a total of 15 staff were deployed to complete plumbing at the site.

The company, celebrating 20 years of continued service in 2016, provides excellence in performance demonstrated when they won the West Australian, Plumbers Licencing Boards, "Commercial Plumbing Contractor" of the year awards in 2009, their work at QII Riverside is no exception to their ongoing efforts at maintaining this award winning attitude.

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An ability to deliver high-quality work every time, has ensured TES Electrical continues to win major contracts on a number of high-profile projects, such as one of Perth's most prestigious inner city developments, featuring luxury apartments and executive penthouses in the outstanding Queens Riverside precinct which overlooks the Swan River and the surrounding areas in Perth.

TES Electrical are a well-established and highly regarded electrical company, building on more than 30 years service, they are the preferred contractor for some of Western Australia's most reputable builders. With a team of over 100 staff and fleet of specialist vehicles, equipment and personnel, the company has the capacity to provide cost effective and reliable services for a wide range of electrical projects, whatever their size or complexity.

As the electrical contractor for 3 of the apartment towers, one tower consisting of 7 floors (107 apartments) another tower of 27 floors (267 apartments) and the recently awarded Lot 101 tower, which consists of 8 floors (126 apartments) due for completion later this year. TES worked closely with the Builders and Electrical consultants on all 3 of the 4 Queens Riverside buildings. TES were able to offer their experience to provide efficient and cost effective methods of installation together with standardisation which will make the overall building management and maintenance easier for the property owners.

Keeping electrical consumption to a minimum was key, by installing features such as LED lighting and 'energy saving monitors' in all

apartments allowing owners to be able to monitor the usage of each electrical appliance, giving them control over their apartments energy consumption. One of the towers had a energy key tag designed switch that would automatically disconnect the light and air conditioning when the tag was removed.

External lighting was controlled by sensors and time clocks all playing a major contribution to energy saving and keeping consumption to a minimum.

Working on high level sites can be challenging, facing issues not normally found in other developments, however TES ensured they had a strong team of specialised personnel, technical staff and project management based on site to complete works to meet deadlines and ensure smooth day to day running of each project all whilst maintaining a high standard of installation.

TES's extensive portfolio of work ranges from large residential subdivisions, warehousing, hospitals, shopping centres, schools, inner city developments and extensive industrial projects. With the company's strong focus on safety, responsible environmental management and staff training the company is committed to maintaining a preventative safety culture whilst ensuring 'quality staff ensure a quality job'.

For more information contact TES Electrical, 18 Hammond Road, Cockburn Central WA 6164, phone 08 9434 1514, email admin@teselectrical.com.au, website www.teselectrical.com.au



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