

FIRST OF ITS KIND

DEVELOPER : Empire Global
ARCHITECT : Kasperek Architects
PROJECT VALUE : \$99 million

The \$99M sleek and modern SQ1 Southquay, represents a new definition of living within urban environments, offering its residents a place to grow, be inspired, unwind and enjoy. The development comprises 276 luxury apartments with new innovative floor plans, that provides an elegant solution to maximise space and connect to the natural environment.

SQ1 Southquay is an ageless yet contemporary mixed-use residential and retail development on Lake Tuggeranong. The timeless exterior of the building is replicated through the high quality internal finished and leading edge floor plans.

According to Empire Global's Development Manager, Ken Ip, SQ1 not only offered quality, innovative design and high end construction but also the opportunity to live in Canberra's newest and emerging waterfront precinct at Lake Tuggeranong.

Construction began in late 2015 on Stage 1 of the project with 133 high quality apartments, the first of three buildings, with completion expected mid 2017. Stage 2 which comprises a further 143 apartments is also currently under construction and due for completion end of 2017.

Canberra's Kasperek Architects, were responsible for the SQ1's distinct architecture. The company is known for designing buildings with end user satisfaction in mind, as well as positive impacts on the surrounding urban area.

"Their brief was to deliver a design that combined luxury living that was ageless, with apartment living that would suit every type of resident," Ken said. "The building also achieves a strong connection between the urban landscape and its natural surroundings."

External building materials were a combination of compressed fibris cement and precast concrete. An aim of the design was to provide maximum natural light and views, and high energy ratings in apartments.

"SQ1 has modern and engaging external elements which connects the surrounding urban and natural landscape to the building, and provides residents with some of the most innovative floor plan layouts seen to date in the marketplace," Ken said.

SQ1 offers one bedroom apartments, through to three bedroom penthouses. Large outdoor areas, full sized kitchens and flowing living areas, maximise each apartments available space. "The building offers a place for residents to unwind and a location that can be enjoyed," Ken said.

The SQ1 interiors take on one of three colour schemes that offer a modern aesthetic that is cohesive with the architectural design of the buildings exterior, while allowing the apartment owners to individualise their space.

"Our focus is on design, development and construction, and our vision is to recognise potential opportunities and realise them. From the beginning to the end of our projects we commit to customer focus and are dedicated to deliver on time and within budget," Ken said.

Empire Global has over 20 years experience in the construction industry. It is a privately owned company with diversified interests and experience in all property sectors.

Recognising that staff is integral to good construction outcomes, Empire Global employs a professional team with diverse qualifications. "We have a committed team that has a passion for delivering exceptional design which is highlighted by the strong partnerships we share with leading Australian contemporary architects, engineers and interior designers," Ken said.

"We also have a strong focus on environmental sustainability, and always endeavour to reduce any adverse impacts on the environment."

"Safety is also our highest priority and we look after our staff, as they are our biggest asset. We respect and value their contribution, including the input from subcontractors and suppliers. Our success depends on working collaboratively and efficiently together."

Empire Global are currently involved with a number of high end apartment developments including;

- Jardin Terrace at Southquay, adjacent to Lake Tuggeranong
- Marquee Amaroo which offers 107 residential apartments along with approximately 3,000m² of retail commercial space
- Northpoint at Wright – apartment living with spectacular views over the entire Molonglo Valley in the ACT

The company recently announced construction of the new proposed development Air, in the Gungahlin Town Centre, which is located in one of Canberra's fastest growing outer suburbs.

"We are proud to be associated with all our construction projects. We have a proven track record and strong reputation in the construction of innovative and high end residential and commercial projects," Ken said.

For more information contact Empire Global, Po Box 340, Gungahlin ACT 2912, email info@empireglobal.com.au, website www.empireglobal.com.au



Below Green Cladding provided an ExpressWall solution for the SQ1 Southquay project.



Below Ignis Solution provided fire safety mapping to ensure building certification and compliance.



External walls are the most important part of insulating a building after the roof and their construction needs to create a balance between being comfortable, reducing energy bills, helping the environment and keeping the building budget at a minimum. Green Cladding provided an external lightweight façade for the elegant SQ1 Southquay apartments to target a 5-8 Green Star energy rating.

Green Cladding is the Australian expert in energy efficient external wall alternatives made from environmentally friendly products and has developed a relationship with Cemintel to provide a high level of creative freedom for architects and designers.

“Cemintel manufactured CSR Cemintel ExpressWall, a modern, expressed joint aesthetic with a fast and economical top hat installation system for commercial applications such as the modern and environmentally friendly SQ1 Southquay apartments,” said Mick Batterham, Director of Green Cladding.

Vertical top hats provide a structurally sound façade with two fixing points that can even withstand cyclonic conditions. Vertical and horizontal joints allow for building movement whilst having

the flexibility of being arranged in a variety of patterns and being pre-sealed to accommodate a range of decorative finishes.

“We would like to highlight our relationship with Cemintel as we are working with them to provide Cemintel ExpressWall, a product designed for office buildings, apartment buildings, supermarkets and shopping centres, that provides a complete engineered system that is lightweight and low maintenance,” said Mick.

“The first stage of the building will be finished in April with a 10-12 week break before we start on the 2nd and 3rd buildings for the project. The project has been well coordinated and has run quite smoothly.”

Green Cladding is a family run business, providing beautifully insulated homes and commercial premises in the ACT and surrounds for over 13 years.

For more information contact Green Cladding, 4 Pirie Street, Fyshwick ACT 2609, phone 02 6239 2993, website www.greencladding.com.au

Ignis Solutions was contracted to provide performance based design ensuring fire safety measures for SQ1 Southquay, a new era of modern living containing 272 stylish living units. The company offers approaches to accomplish safe, effective results where standard code plans reduce cost, design and operational constraints.

“Ignis Solutions assists in the mapping of fire safety measures through performance solutions for specific buildings to ensure that compliance is achieved through the most cost effective method,” said Benjamin Hughes-Brown, Managing Director and Fire Safety Engineer.

The company now has had dedicated designers providing detailed fire safety work to complement performance solutions and six dedicated engineers presenting Canberra’s largest specialist fire engineering company.

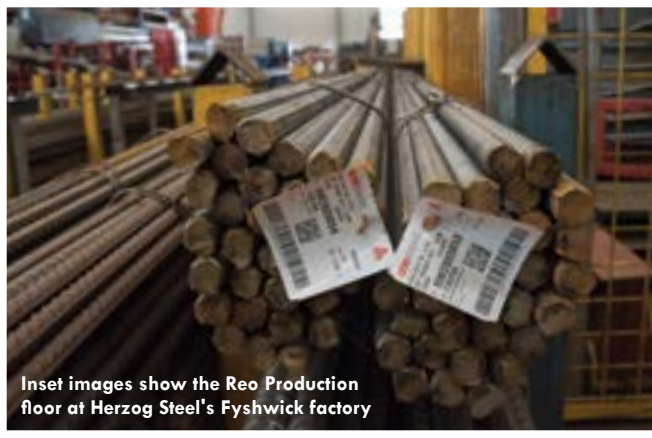
“SQ1 Southquay was intricate in its design as the upper levels incorporated timber construction, providing appropriate structural design through the collaboration with the structural engineer. Buildings are generally built with steel but the incorporation of timber provided an elaborate and buildable design,” said Benjamin. The building is a new step for the valley as it incorporates a carpark, retail and residential space.

“Ignis Solutions expanded the brand internationally during the build to Dubai and Toronto, so we could experience methods of construction in Dubai and incorporate international designs into the project. The carpark itself was a challenge as the common basement carpark was under two different tower heights of less than 25m and more than 25m,” said Benjamin. “Ignis is known for rising to the challenge for tall and complex buildings and each task is business as usual for our now international company.”

Ignis Solutions specialises in unique challenging projects of complex fire safety which is reflected in a number of their current projects including Gungahlin Cinemas, Gungahlin Medical Centre and Sky Towers being one of the tallest buildings in Canberra.

For more information contact Ignis Solutions Pty Ltd, PO Box 674, Civic Square ACT 2609, phone 0402 433 236, email mail@ignissolutions.com.au, website <http://ignis.solutions/>

Below Classic Scaffold put up 200 tonne of scaffolding around the SQ1 Southquay project.



Inset images show the Reo Production floor at Herzog Steel's Fyshwick factory



Below Herzog Steel provided 10-12 tonnes of steel each week to the SQ1 Southquay development.

Classic Scaffolding has been involved in a variety of building projects over the years but, their work on SQ1 Southquay was the company's biggest job to date. 200 tonne of scaffolding was required for the SQ1 Southquay project which was erected and maintained by Classic Scaffolding staff and subcontractors.

"Scaffold was needed for the perimeter of the whole building and it's internal access," said Managing Director, Ned Aleksic. "Safety was the number one priority – as is always and working with the client to get the result required."

A total of 30 employees worked on the project and scaffolding was needed for three separate buildings on the site and it was a simple process without any challenges. "We have good systems in place and can meet tight deadlines. We also have experienced and capable staff," Ned said.

The company prides itself on its reliability and risk management, so that safety remains a top priority. Classic Scaffolding has sustained a good reputation within the industry, since opening in 2006. "We get the job right with our builders and we have good relationships with them. I think our reliability from the start to the finish of every

job is also a big reason why our reputation is good in the industry, and putting our clients at the front and centre of everything we do," Ned explained.

The Fyshwick based company works across all areas in New South Wales – including Sydney, and the Australian Capital Territory. "We have been in business for over 10 years and have over 20 years experience in scaffolding. We have jobs all over Canberra and it's surrounds including New South Wales," Ned said.

Current projects include high end apartment developments in Canberra: Northshore at Kingston, The Gallery at Braddon and Horizon at Coombs.

For more information contact Classic Scaffolding, 32 Maryborough Street, Fyshwick ACT 2609, phone 02 6280 4164, email ned@classicsscaffolding.com.au

Herzog Steel's new quality control system resulted in greater efficiency and reliability on the SQ1 Southquay apartment development. The company was contracted to provide concrete reinforcement products for the project.

"Supply of steel and reo fabrication is our core business, though we do offer limited installation," said Tony Hurditch, Herzog's Reinforcing Co-ordinator and Product Supervisor. Specialising in commercial grade structural steel and reinforcing, Herzog introduced the new system which allowed the design, supply and dispatch of the products to be consolidated within one database.

"This meant we could track the project more effectively and this also resulted in a reduction in wastage," said Tony.

Herzog Steel spent around 18 months on the SQ1 project and supplied 10-12 tonnes of steel each week.

"We have the capacity to supply in excess of 50 tonne a week," Tony said. SQ1 was a large project for Herzog Steel and the new QA system meant the company gained valuable insights that it can apply to future contracts.

Herzog Steel is a family owned business, established in 1966. It is the largest independent structural steel and reinforcing provider in the Canberra area. According to Tony, Herzog Steel is going from strength to strength.

"We really are competing successfully with larger companies and are delivering on projects ahead of time," Tony said. "We deliver quality products and have considerable expertise to offer."

With a staff of 50 located over two depots and warehousing, the company is able to provide products that are designed and engineered to specification.

The company is involved in a number of other large scale projects in Canberra City and the SQ1 development is the first to be undertaken with builders, Empire Global. "It's been a very rewarding project for us and we've developed a fantastic relationship with Empire Global as a result," added Tony.

For more information contact Herzog Steel, 19 Barrier Street, Fyshwick ACT 2609, phone 02 6171 1611, fax 02 6280 7768, email enquiries@herzogsteel.com.au website www.hertzogsteel.com.au

Below Capital Doorworks installed the security shutters for the carparks on the SQ1 Southquay project.

Below Complete Cut worked on SQ1 Southquay completing a number of crucial cuts throughout the development's construction.

Below Sohos Aluminium Framing custom designed the commercial windows and doors for the retail spaces.



Capital Doorworks is Canberra's largest provider of commercial and residential garage doors. We specialise in the supply, installation and maintenance of roller doors, panel doors, tilt doors, roller shutters and a variety of custom-made gates. "We understand that every project requires specific solutions to meet our customers' expectations," Capital Doorworks' Business Manager, Michael Forsyth said. "Therefore, we pride ourselves on supplying the best product for each client's specific needs."

The company began 10 years ago and services the ACT and surrounding areas in NSW across a variety of residential, commercial and industrial projects. Expertise and experience have established the Capital Doorworks' strong reputation for reliability, quality and customer satisfaction. "Our significant capacity and depth of experience allows us to serve the needs of a diverse customer base," Michael explains. "From our large government and private sector clients to our residential customers who are simply looking to improve the look and convenience of their homes. Capital Doorworks really does have you covered."

For more information contact Capital Doorworks, 42 Raws Crescent, Hume ACT 2620, phone 02 6260 2252, fax 02 6260 2258, email info@capitaldoorworks.com.au, website www.capitaldoorworks.com.au

Complete Cut were on the SQ1 Southquay project on and off for two years, and undertook the expansion cut on the first slab poured on the development. The large scale development wasn't a challenge for Canberra based Complete Cut; the right machinery provided the company with the capacity to get the job done.

"We specialise in concrete cutting and drilling, in large and small commercial and residential projects. Our machinery is the largest in Canberra," said Duane Clark, Complete Cut owner. "Our Wall Saw is able to cut to 920mm thick and our Road Saw, 680mm deep."

Duane established Complete Cut in 2002 and over the years the company has grown to employ seven fulltime staff. The company is currently working on the Law Courts for builders Laing O'Rourke, the Infinity apartments at Gungahlin and Southport apartments also at Southquay for Geocon. "We're flat out right now," Duane said. "We'd also really like to thank Empire Global for the opportunity to work on SQ1."

For more information contact Complete Cut, mobile (Duane) 0417 485 771, fax 02 6294 6618, email completecut@grapevine.com.au, website www.completecutcanberra.com.au

Sohos Aluminium Framing supplied residential and commercial aluminium windows and doors for commercial tenancies for the SQ1 Southquay apartments.

Sohos Aluminium Framing is Canberra's leading supplier of commercial and domestic aluminium window and door frames, recently supplying these for the elegant and energy efficient SQ1 Southquay project.

Aluminium is flexible, durable and stylish, a product that can meet or exceed energy efficient standards. Aluminium windows and doors improve heat gain and loss through windows by 60%.

Aluminium is also corrosive resistant, providing a low maintenance frame resistant to weathering under a range of harsh environmental conditions and will not split or warp over time to ensure an external product life. Aluminium frames are also cost efficient and provide a strong yet economical window or door solution for residential and commercial construction.

"Sohos Aluminium Framing custom designs all of our products to specifically meet each clients' needs, which is reflected in our range

of projects including the Casey Marketplace and Amaroo shopping centres. For projects such as these, aluminium windows and doors provide low maintenance, cost effective solutions to reduce heating and cooling costs and commercial sized framing options for greater architectural design scope. With over 30 years of experience and professional relationships with the same builder for the last 30 years, the company is the best choice for all aluminium frames."

Architecturally designed aluminium windows and doors with durable, high performance and stylish solutions are custom made by Sohos Aluminium Framing for any project.

For more information contact Sohos Aluminium Framing, 1/25 Dacre Street, Mitchell ACT 2911, phone 02 6255 6133, fax 02 6255 6122, email sohosalu@bigpond.com

Below Canberra precast designed, installed and manufactured the precast façade for the SQ1 Southquay.

Below ACT Insulation provided high density batting and Thermobreak products for a high quality insulation finish on the project.



Canberra Precast was involved in all aspects of the design, planning, manufacturing and installation of the precast concrete façade panels on the SQ1 Southquay project.

“The precast panels were a complex mixture of wall panels, balconies and structural beams,” Canberra Precast Director, David Hall said. “They had to be installed using the site tower crane, as well as mobile cranes located at the perimeter of the construction site.”

The company began work for SQ1 Southquay builders Empire Global in January 2017 with design and drawings which was followed by panel manufacture in February 2017. “We had around 12 people working on this project and involved in the manufacturing, transportation and installation stages,” David said.

The family owned and operated business has over 60 years combined knowledge and experience in the construction industry, including 30 years of manufacturing and installing precast concrete products. It is a ‘hands on’ managed business with a team of highly qualified staff including supervisors, carpenters, steel fixers, concrete fixers and welders who are involved in all stages of the manufacturing of precast products.

Installation crews are experienced tradesmen and staff, including supervisors, carpenters, riggers, dogmen, crane operators, grouters, mastic jointers and welders who manage the onsite deliveries, handling, lifting, positioning, and finishing trades. Experienced transportation crews ensure a smooth and safe delivery of precast panels and products to construction sites.

According to David, safety is a priority for Canberra Precast. “We are committed to providing our customers with a healthy, safe, environmentally friendly and efficient service,” he said. “We offer a high quality value for money service which focuses on innovative creative design, and professional workmanship combined with consideration of project budgets and program schedules.”

Canberra Precast undertakes residential, industrial, civil and commercial work and has recently been involved in the Linq Apartments at Belconnen.

For more information contact Canberra Precast, 62 Sawmill Circuit, Hume ACT 2620, phone 02 6260 1139, mobile 0401 694 028, email enquiry@canberraprecast.com.au, website www.canberraprecast.com.au

Family owned ACT Insulation provided the wall and ceiling insulation for the SQ1 Greenway building, as well as insulation for the concrete slabs.

“The builders, Empire Global, wanted a high end insulation product with a good energy rating, and one that also provided a sound barrier,” said Jake Housley, ACT Insulation’s Site Manager.

“We provided an absolute barrier, double sheeted wall insulation – it was a high density bat and top of the line. We also used Thermobreak which is a type of sarking with an adhesive backing on the concrete slabs to ensure the cold would be cancelled out.”

Jake believes their expertise in installation is the factor that makes the difference. We have over 20 years experience in the industry and that expertise has an impact on the final outcome.”

“As a family, we have a strong investment in ACT Insulation’s success. We have a high priority on the relationships with our builders. We want them to say at the end of a job, ‘this is fantastic,’” said Jake. “As we are a family owned business with a strong reputation, we work hard onsite to deliver good outcomes for our builders.”

This client focus, reliability and creation of trust has led to more work in a competitive commercial industry in the Australian Capital Territory and surrounding regions in New South Wales.

“We began in residential but we’ve now managed to pull in the commercial work. We try and eliminate the stress for the builder, as they have enough of that on a busy construction site. We don’t want insulation to be another source of concern for them,” Jake said.

“It’s sometimes not an easy product to work with but I’ve been raised in the industry and it’s what we know best. The SQ1 Greenway project has been a turning point for us because we now realise we can handle the larger commercial work well.”

For more information contact ACT Insulation, 33 Daley Crescent, Fraser ACT 2615, mobile (Marc) 0412 631 318, (Carl) 0408 625 688, email mrsfreda@bigpond.net.au