

CRAFTED WITH CARE

CLIENT : Aultun Property Group
CONSTRUCTION VALUE : \$33 million



The \$33M Clarindale Apartments comprises of 137 contemporary one and two bedroom apartments with an alluring design. The project includes grand windows, premium finishes, stone benchtops, bamboo floating timber floors, stainless steel appliances, generous showers, stone vanity tops, air conditioning, built-ins, BBQ area and a playground, across three individual zones connected by private courtyards and landscaped gardens.

Oakleigh South has maintained its unique charm amongst expansive green parklands and golf courses just 30 minutes from the CBD and 15 minutes from the bay. This is why Developers, Aultun Property Group saw the value in securing the enviable address at Centre Road in the heart of Oakleigh South; offering residents convenience, lush parklands and sophistication all at the one address.

The stunning collection of contemporary one and two bedroom apartments at The Clarindale will place residents within walking distance of shopping, schools and bustling South Oakleigh. Overlooking the Huntingdale Golf Course, home of The Australian Masters Golf Tournament and next door to Talbot Park, complete with BBQ and playground this location speaks to families and outdoor enthusiasts alike.

To create apartments that nestle carefully within these green surrounds, Aultun Property Group ensured each building was low rise

and boutique in nature. The Clarindale is split across three individual zones – West, North and East – connected by private courtyards and landscaped gardens. These subtly link each zone and add further space for residents to relax and kids to safely play.

Attention to detail sees Aultun Property Group achieve alluring designs that are timeless in nature. From the bold pops of colour on The Clarindale's exterior façade to the spacious and thoughtfully selected interiors, Aultun Property Group have produced elegant stature and authentic design intent. Grand windows capture sweeping views and allow natural light to fill your home, while achieving a seamless flow onto generous balconies ideal for entertaining to your heart's content.

Classic high ceilings and warm, durable bamboo flooring combine to give your home a welcoming feel, while the neutral palette acts as a blank canvas for your preferred aesthetic creating a space that is

truly yours. For those times where you want to enjoy a hearty home cooked meal, you'll be pleased to know the luxury continues in the kitchen. Choose from a light or dark scheme accented by the modern stone bench tops, quality stainless steel appliances, 2-pac joinery and glass splash backs come as standard, not to mention there's plenty of cupboard space at hand.

Enjoy bathrooms that feature generously sized showers, stone vanity tops and overall tranquil aesthetic.

If you know South Oakleigh, you'll know finding a favourite place to eat won't take long. Centre Road offers a wide selection of restaurants and cafés from casual to fine dining, all with a touch of local flavour. Always abuzz on a weekend, Clayton Road shopping precinct is also handy and has been a hive of fresh fruit and veggies and quality meats for decades.

Education institutes are in abundance close by with a choice of renowned private and state schools. Directly opposite The Clarindale is Clarinda Primary School, with a short walk talking you to South Oakleigh Secondary College. There's also plenty of further education with Monash University's Clayton Campus not too far away. Transport is taken care of with Clayton and Huntingdale Stations nearby, not to mention the bus stop out front.



Aultun Property Group have a solid portfolio of more than 30 completed developments and a healthy pipeline of future developments in progress with projects lined up in Keysborough, Chelsea Heights, Mitcham and Mulgrave. Aultun Property Group are committed to adding value to existing communities whilst forecasting key growth areas and new and desirable project locations.

For more information contact Aultun Property Group, Suite 106-108, 424 Warrigal Road, Heatherton VIC 3202, phone 03 9551 7959, email admin@aultungroup.com.au, website www.aultungroup.com.au

CLASS IN STEEL FRAME INSTALLATION

Dynamic Developments most recent install contract at The Clarindale saw them adding to an already visually stunning collection of dwellings. A low rise project designed across three zones – north, east and west – stand out features including floor to ceiling windows, a boldly coloured exterior façade and spacious interiors. Although comprising 137 one and two bedroom units across all floors, Dynamic Developments saw to the penthouse level, installing the steel frames to over 25 generously styled apartments.

“We have recently started putting a real focus on the install side of light gauge steel frames,” explained Brad Cull, Managing Director of Dynamic Developments. “With the recent shortage of structural timber in the local market and the quick install times of steel, we have seen a real trend growth towards prefabricated steel frames,” and it’s a trend he doesn’t believe will slow down either.

Whilst not seen as traditional carpentry, it still requires the skills and knowledge of specialised tradesman to install the frames in such a manner that doesn’t effect follow on trades. With over 40 qualified carpenters in the company and with over seven years of experience in the commercial carpentry sector, Dynamic Developments is well positioned to commit experienced resources to the quick turnaround times on projects.

“The Clarindale project was marvellous to be a part of,” and he considers it was a project that highlighted the company’s capabilities. Of course there were varied and the usual challenges to overcome. “The project featured very tight time lines and we needed to carefully coordinate the sequencing of deliveries to site to ensure that there was no work space bottleneck for us. All in all this was accomplished to everyone’s satisfaction,” said Brad.

Having worked on a variety of both conventional carpentry and steel frame

install projects, Dynamic Developments at Clarindale had the edge when managing timelines effectively. Dynamic Developments always make an effort to try and work as closely as possible with the steel frame fabricators to ensure that they are well prepared once the frames arrive at site.

Founded in 2010 as a small domestic carpentry team of only three staff, they are now recognised as one of the larger commercial carpentry companies in Victoria. Specialising in prefabricated steel frame installation as well as all other aspects of commercial carpentry, the company now shows off an established operational structure of estimators, carpenters, apprentices, leading hands and projects managers.

Dynamic Developments has invested extensively in creating systems and processes that assist clients from start to finish of any project. “We are one of the few companies that assist clients right from the tender stage on projects with our estimating team quoting on around \$4 million worth of tender work into the industry every month,” commented Brad.

Once the installation of steel frames is complete, Dynamic Developments offers the full package of fitout, fix, cladding and decking. Offering their services as a ‘one-stop-shop’ and with the resources to perform gives their clients the peace of mind that all areas of their scope of been captured by the one subcontractor involved.

Some notable projects completed to date include North Fitzroy Community Hub, Abberfield Aged Care, Northcote Hill Apartments, Baptist Aged Care and the Frankston Yacht Club.

For more information contact Dynamic Developments, 91 Chadstone Road, Malvern East VIC 3145, phone 03 9568 2333, email info@dynamicdevelopments.com.au, website www.dynamicdevelopments.com.au





COLOURS OF LIFE

SG Cladding is a Melbourne based cladding specialist with expertise in the design and installation of external wall cladding systems for the domestic, commercial and industrial markets. The company have many high quality projects already in their portfolio, with one of the latest achievements being the The Clarindale, a low rise boutique apartment development in South Oakleigh.

Chosen to provide the external cladding, SG Cladding installed Alpolic aluminium composite sheeting manufactured by Mitsubishi. Simon Green, Managing Director of SG Cladding, said that Alpolic was renowned for its high fire retardant qualities as well as its attractive, long lasting range of colours. "We installed almost 3,000m² of Alpolic at The Clarindale in beige, green metallic and light brown shades, all chosen to meld the building into its beautiful location surrounded by parks and golf courses."

One of the outstanding features of the development from SG Cladding's perspective was the highly organised manner in which the project was managed. "We had weekly meetings so that all trades and contractors were aware of the timetable. There was a high level of coordination so that everything ran very smoothly for our team," said Simon.



SG Cladding has a team of 20 full time staff, most of which were engaged at The Clarindale at one stage or another. All cladding was measured and produced onsite by the SG Cladding team.

The company focuses on high end apartment projects like The Clarindale, and also specialise in car dealerships and quality domestic building contracts. Previous projects which utilised SG Cladding's expertise include the Jaguar and Lexus dealerships in Berwick – Alucobond products were installed on Jaguar and Alpolic was installed on Lexus.

As an authorised installer of Alcadex, Equitone, Alucobond, Alpolic, Vitracore G2, Compressed Sheet and Alucoil products, SG Cladding is committed to compliance with the highest industry standards in all their work.

For more information contact SG Cladding, 39 Emo Road, Malvern East VIC 3145, phone 0425 746 999, email info@sgcladding.com.au, website www.sgcladding.com.au

ROLLED ON SMOOTH

Victorian based Jagged Edge were chosen to provide all painting services to The Clarindale in South Oakleigh. Responsible for all internal finishes to the north, east and west zones of the one, two and three bedroom residential project, Jagged Edge services show coordination with floor to ceiling windows, high ceilings and natural bamboo flooring.

At The Clarindale, Jagged Edge saw to the painting of all internal ceilings, doors, frames, soffits and exposed steel. Although largely a neutral palette in keeping with the site's natural leafy surrounds, The Clarindale's colour scheme also offers clients a choice between light and dark for the bathroom and kitchen pallet.

With extensive experience in painting on a range of internal surfaces either for commercial or residential contracts, the application of finishes to The Clarindale were high quality and professional. "The Clarindale project was key for both ourselves and our clients. Construction-wise it was of a high standard and finishing the job on time we were all extremely happy with the outcome," said Jagged Edge Director, Tony Allen.

Jagged Edge's Directors have the combined experience of 45 years and a 25 person employee base, eight of which were associated with The Clarindale development. Specialising in commercial, high end projects, Jagged Edge work to any scale and budget, promising long lasting results. Aside from the consistent use of high quality products, they also provide accurate quotes to manage projects from start to finish. They have strict WH&S regulations and all their Dulux Accredited Painters are licensed in the use of Dulux Premium Paints.

Past and current projects show Jagged Edge to be a growing business, working across sectors from commercial, to residential, interior, exterior and new construction. Largely associated with high end residential homes, Jagged Edge are currently involved with a 26 Townhouse development in Brunswick.



For more information contact Jagged Edge, 2310/163 City Road, Southbank VIC 3006, phone 0403 166 669, website www.jaggededgepainting.com.au

