



A new lease on life

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The Gold Coast's prestigious North Shore has an impressive new addition with the completion of Stage 1 of the Allisee Apartments project. The luxurious, 2 and 3 bedroom resort style apartments were developed by Baulderstone Hornibrook; a company largely known for its commitment to quality, and service excellence in construction.

Construction of the \$62 million development started in January 2006, after a detailed planning process over 1 ½ years that ensured every construction and layout issue was considered. This, coupled with the experience and expertise of Baulderstone Hornibrook, has ended in a great result. At its peak the project employed a workforce of 220 people. The Allisee Apartments were completed at the start of June 2007, right on schedule.

The Allisee Apartments project consists of 113 residential apartments across 4 unique and innovative buildings, each with direct views of Surfers Paradise and South Stradbroke Island. Also incorporated into the development is a range of leisure and recreational features such as walking trails, tennis courts, a gymnasium and flourishing landscaped gardens. In addition to this it boasts its own sheltered internal harbour, with boat access straight onto Broadwater.

It is comparable to resort style living, with three swimming pools, including a 25 metre lap pool and barbeque facilities that enhance the quality of the outside environment and allow neighbours the opportunity to get to know one another. Baulderstone Hornibrook's skill and expertise in the development of these projects has come

from years of hard work and commitment to quality. The organisation specialises in a range of large scale engineering and construction projects in many sectors including the commercial and residential sectors.

Some recent project examples include the Stillwater Apartments at Hope Island, Adobe Apartments in Sydney, the iconic Adelaide Advertiser office building, and the Homebush Business Village.

Baulderstone Hornibrook has been a major part of Australian construction for more than 50 years and has set a solid benchmark in the construction industry. Originally two separate companies, Baulderstone and Hornibrook, their individual success has paralleled one another,

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both completing major projects throughout Australia in the health, mining and infrastructure sectors. Their merger in 1985 allowed for project operations to expand overseas to New Zealand, Indonesia, Thailand, Vietnam, Malaysia and China, and further strengthened their sterling reputation in Australian construction.

In 1993 the company was attained by Bilfinger Berger AG, meaning it can now use the expertise, knowledge and resources of one of the worlds largest construction companies to deliver that same integrated expertise to clients here in Australia.

Boulderstone Hornibrook is today one of Australia's largest integrated engineering, building and service providers and can provide for the lifetime of a property including design, construction and infrastructure management.

The Allisee Apartments project also shows the organisation's commitment to the future with innovative, and energy saving features used, such

as water tanks for rain harvesting and bore water for irrigation.

Queensland's vibrant sun is also put to good use with natural light a major incorporation in the projects design which has huge savings on energy costs. These measures have resulted in an ESD rating of 3 ½ stars.

The completion of the Allisee Apartments marks the end of the first stage of the two stage project. Boulderstone Hornibrook will be completing the second stage which will consist of 87 more apartments.

Throughout the planning and construction process Boulderstone Hornibrook consulted with and provided constant support for all parties involved to ensure smooth operation and timely completion of the project. This cooperation meant very little issues arose during construction and no delays on completion. This truly is stylish living in a world renowned location.



A link to nature

Naturelink Landscapes and Design are specialists in hard and soft commercial landscape construction. During their 8 years in business they have continually built on their success through a commitment to professionalism and expertise.

Naturelink used their superb landscaping skills on the \$62 million Allisee Apartment project, including the bulk earthworks, shaping, soil and plant placement, mulching, rock work, fencing and irrigation using a series of spear pumps.

The windy site that Allisee Apartments is situated on posed some challenges for Naturelink, as the salt laden breezes could have adverse effects for many of the plants used. Naturelink applied their skill and knowledge to overcome this obstacle and constructed a landscape design to reduce the effects of the salt while still providing stunning visual greenery.

Naturelink's period of involvement with the Allisee Apartment project ran right through

the June cold-snap, which could play havoc on the plants if they weren't strong or healthy enough. Naturelink are qualified horticulturists and ensured the flora used was strong enough to withstand the sudden cold before going to site. Their mastery of landscape construction allowed them to finish well within the compressed time constraints they were given to complete the landscaping task.

In response to the ongoing drought, Naturelink took steps to ensure water for the irrigation system was totally self sufficient, and the landscaping design maximised water efficiency. Tanks have been used for the irrigation water supply.

Naurelink operates from a 6 acre nursery in Nerang, and employs 22 professionals. They have continually adapted innovative designs and constructions in an ever changing industry to ensure they can provide the most flexible service for any development.

Naturelink have provided an outstanding service to many satisfied clients during their time in business. Their involvement in the prestigious Allisee Apartment project is further testament to their growing reputation as a leading landscape construction specialist, and a valuable choice for any client.

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Moulding the future

Family owned company A.F. External Mouldings have seen tremendous success in their 15 years in business, starting from humble beginnings in Queensland, they now distribute their products around Australia and export into Asia.

Specialising in impact resistant polystyrene based cement rendered architectural panels and mouldings, A.F. External Mouldings have used the same principles for the last 15 years to create high quality products for their clients.

On the Allisee Apartment project, A.F. External Mouldings were the provider of all maxi-panels, sunhoods and columns. They used a variety of innovative techniques including unique combinations of acrylics, sand, cement, and fibre glass reinforcement for their panels with polystyrene cores. This ensured the product was strong and weather resistant.

Their main contribution to the Allisee Apartments project were the maxi panels, but due to the sites complex setting, the panels were manufactured from their modest factory in Miami and then transported on site to be shaped and fitted. Each were made approximately 3 metres long so they fitted with the building, then cut-to-size as needed. The project complexities also meant specially made steel bracketing was required to align and support the columns and maxi-panels.

A.F. External Mouldings used state of the art hot wire foam cutting machinery to shape their products with craftsmen-like precision.

A.F. External Mouldings chairman Peter Forster has had over 40 years experience in the building industry, and passed his wealth of knowledge to son Ashley Forster who is now company director. They originally started as a solid plastering company

in Melbourne and prided themselves on developing their products themselves. This has meant they have been able to build on their great success through word of mouth rather than the need for constant advertising and have developed a great sense of loyalty through their clients.

To enable other states and more remote areas to benefit the availability of our products we have created a company REP (International) Pty Ltd, which are licensed branch manufacturing distributors. These are exclusive areas with fully trained and equipped, (foam cutting machine) to carry out the manufacturing and installation of our products.

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Sensory satisfaction

An unrivalled dedication to providing exceptional service and a detailed knowledge of the audio-visual industry has cemented JVG Sound Lighting and Visual's (JVG) position as the perfect company to understand and entertain the senses.

The luxury of the Allisee Apartments would not be complete without the latest advances in home entertainment, expertly installed with a careful consideration for ambience. JVG specialises in high end home theatre and control automation, making it the perfect choice to create the ultimate home theatre experience inside each Allisee apartment.

The 10 month project included pre-wiring each \$10,000 Bose Series 3 Lifestyle System and wall mounting hi-definition LCD and plasma screens in every apartment. JVG opted for HDMI wiring to install Hi-def Blu Ray players in each unit, the latest in home theatre technology.

JVG's dedication to being a leader in audio-visual supply and installation meant the very latest systems were installed and set up with seamless precision. This home theatre package illustrates the quality of these apartments, highlighting the decision to represent prestige down to the finest detail.

JVG has continuously built on its success over the past 10 years, starting out on the Gold Coast and now with offices in Cairns and Townsville. JVG also specialises in entertainment systems for pubs, clubs, places of worship, schools, entertainment centres, and high end residential developments. The company expertly supplies and installs all major home entertainment brands including Bose, Pioneer, Sony, Panasonic, LG, JBL, Rti, Crestron and Philips.



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Joining forces

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Ashmore Joinery are a relatively new company having only been established for 3 years, but their knowledge of the building industry and impeccable service provided has been key to their strong success in such a short time. Specialising in Market Unit Development, Ashmore Joinery began in 2004, completing smaller residential projects before venturing into larger commercial and residential projects.

Ashmore Joinery were engaged by builders Boulderstone Hornibrook to provide all joinery services for the \$62 million Stage 1 Allisee Apartment Project. Utilising the latest technology, the company used 3D modelling software to design and build many of the internal apartment features including the kitchens, bathrooms and ceiling panelling. The use of computer modelling meant total precision in the design and a perfect fit for each apartment.

Most of Ashmore Joinery's 25 skilled employees were involved on the prestigious project from September 06 until June 07. Their ability to work together effectively and efficiently ensured no issues arose during product implementation.

It was smooth operations from start to finish. The results produced by Ashmore Joinery were so good they received recommendations from property group Stockland for similar projects.

Ashmore Joinery strive to provide the highest quality products and services. For the Allisee Apartments Project a number of innovative products were used, including Grass Soft Close Doors, and Salice Soft Close Hinges, which were brand new to the market.

The organisation operates from a modern computerised factory on the Gold Coast, and has been extremely quick in building up business, moving on to larger scale projects over the last 3 years. Ashmore Joinery provides services throughout Queensland.

For a comparatively small company, Ashmore Joinery is making a big mark in the industry. Their involvement in the prestigious Allisee Apartment project is further testament to their outstanding skill, expertise and service in joinery.



Automated entry

AS Gates and Balustrade and their staff have been manufacturing and providing Balustrades, Automatic Gate systems and Security Access Systems to clients in Australia and the South Pacific region for a long time now.

With highly skilled staff, a wealth of knowledge, innovative ideas and experience in the industry, AS Gates and Balustrade has simply kept building on their success.

AS Gates and Balustrade's involvement in the Allisee Apartment project has lasted approximately 12 months with completion of the first stage expected by around the end of September. They were responsible for the creation of the balustrades on all apartments, at a cost of about \$600,000.

The design of the balustrades were unique to the project and the company consulted with architects Cox Raynor and Gamble McKinnon to create a balustrade specific to the

Allisee Apartments and not previously used in any other development. This new design has been so successful it has been taken up by construction company Laing O'Rourke to be used on up and coming projects.

As with most constructions, there were minor challenges that presented themselves on site. An issue encountered by AS Gates and Balustrade was the square finish on all the aluminium posts used instead of a rounded edge that is common at most sites. The company, working with powder coating organisation Interpon, used a modified application to stop flaking and potential corrosion of the aluminium.

AS Gates and Balustrade have been in big demand around Australia, and provide security and design solutions for many multi-unit residential and commercial projects. Most recently the company won the balustrade contract for the Norman Reach project.

Their commitment to providing high quality work, expert specialist advice and product service has been of great benefit. AS Gates and Balustrade have received recommendations from architects due to their in depth knowledge and skill. Their involvement on the prestigious Allisee Apartments project is further testament to their reputation as a company at the top in its industry.

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