

Innovative Island of Hope

Walker Corporation's Hope Island Resort is a showcase of the development company's passion for cutting edge design



Walker Corporation's Hope Island Resort is a showcase of the development company's passion for cutting edge design. Featuring a variety of water, park and golf course fronted living spaces, the resort offers a range of living options for the modern resident who wants it all.

Mick Willoughby, Project Manager of construction on the resort, says Walker Corporation is driven by a commitment to smart and innovative architecture. Indeed, as Willoughby notes when explaining the company's philosophy, Walker likes to produce that rare type of building that somebody walking past is likely to stop dead in his tracks and say, "jeez, that looks good". The \$700 million prestige residential development that is Hope Island Resort is one such achievement. It looks that good.

And Hope Island Resort was created using a combination of pioneering and traditional techniques. Mick Willoughby explains that Walker decided to take the unusual step of pre-casting balcony slabs for some of the Resort's house and land packages. Whilst pre-casting is often used in large-scale commercial construction, it is very rarely used in the construction of domestic freestanding buildings. As one industry insider puts it, pre-casting is generally considered a technique exclusive to single-standing large constructions.

By pre-casting balcony slabs for smaller lots on Hope Island Resort, Walker Corporation was able to cancel out two potential problems; lot tightness and a blow-out in construction time. Willoughby estimates that construction time was reduced by about 10% as the need to create balcony slabs on site and in position was removed. There was no need to make the slabs in situ on the second floor of each home. As the slabs were pre-cast, they could be quickly lifted into place. In real time, this 10% reduction in time translated into a valuable savings of about 2 to 3 weeks.

Walker also used tried and true methods to ensure that Hope Island Resort maintained the beauty of upstream Sanctuary Cove whilst providing an elegant residential luxury estate.

Walker transformed what, in less capable hands could have quickly become a swamp, into 2000 opulent homes. By building up the land with pre-load, Walker Corporation lifted land level 3 to 4 metres. This effectively and efficiently eliminated the risk of flooding. Using pre-load is a common practice in Queensland and has been used there since the 1970s. It is popular in New

South Wales and is becoming increasingly common in other parts of the country. By using the pre-load technique, Walker was able to bring Hope Island Resort past the crucial once every 100-year flood zone. Just as importantly, Walker was able to ensure that the beauty of the riverfront and canals was retained. By being mindful of the environment in its work, water quality and the integrity of the river was also preserved.

Some would say that the beauty of the riverfront was in fact enhanced, for the homes created by Walker Corporation are a feat of modern architecture. With all living spaces offering deep-water frontage, lakefront, park or golf course frontage, the homes work with the natural beauty of the area, not against it. The Lake Lugano villa apartments, for instance, provide sleek living spaces that exploit their stunning location. The spacious apartments offer 180 degree views of the lake and golf course. The apartments combine contemporary and traditional style which includes natural finishes and crisp contemporary style lines. The result is stunning lifestyle properties that increase the beauty of everything Hope Island Resort has to offer.

And its not just beautiful houses that developer Walker Corporation has taken care with at Hope Island. The corporation has gone to great lengths to

ensure that residents' every possible whim is catered for. This means high-end facilities such as a luxury Marina and the Boardwalk Tavern, a dining establishment and social centre that features a spectacular Sports Bar. Walker has also spent \$6 million on road works to ensure that getting around Hope Island is always easy.

Any wonder Lang Walker, Walker Corporation's Executive Chairman, estimates that Hope Island will be the leading residential resort in Australia and one of the best in the world.

Walker Corporation (QLD)
PO Box 939
Oxenford
4210 QLD
p. 07 5530 9700
f. 07 5530 9021
www.walkercorp.com.au



Prestigious products

Prestige Kitchens/Prestige Bars and Accessories started at Nerang in 1987 and have since moved to a bigger location in Labrador where they have been operating for the past 15 years.

Every project undertaken by Prestige is achieved by using the latest technology available in high quality machinery including a computerised Selco Beam saw and Biesse CNC Point to Point Router. In 2005 Prestige Introduced a state of the art Biesse Flat Bed Router which gives them even more flexibility and quality of cut to produce an outstanding end product for each and every client. Every project taken on at Prestige is done in house from start to finish including laminating, spray painting, delivery, installation and designed using the latest in computer drawing software.

Over the years Prestige Kitchens/Prestige Bars and Accessories have received a number of awards including:

- 1989 The Living in Paradise Blanco Kitchen of the year
- 1991 The Living in Paradise Sheraton Mirage Kitchen of the year (Special Commendation)
- 2001 HIA NKBA South East QLD Kitchen and Bathroom Awards Kitchen Project valued over \$ 15 000.00 (finalist)
- 2001 HIA NKBA South East QLD Kitchen and Bathroom Achiever Award (Winner)
- 2003 HIA NKBA South East QLD Kitchen Awards Kitchen project valued over \$ 10 000.00 (Winner)
- 2003 HIA NKBA South East QLD Kitchen Awards Kitchen of the Year (Winner)
- 2003 HIA NKBA QLD Kitchen of the Year (Winner)
- 2004 HIA-CSR Australian Kitchen Project of the year (Finalist)

Prestige Kitchens/Prestige Bars and Accessories mainly cater to large up-market residential homes and specialised custom cabinetry including kitchens, bars, vanities, wardrobes, wall units, built in wine cellars and Acoustic media/theatre room fit outs.

Prestige Kitchens/Prestige Bars and Accessories contracts to clients such as Roth Developments, Martin Fiebig homes, Demco Constructions, Ingles Homes, Austin Ritchie Builders, Denis Beck Constructions, Sherring Constructions, Q-Build, Gold Coast Hospital, Stott Structures, Golden Edge Homes, Nifsan Constructions, R & S Smith Family Builders and Walker Corporations Walker Group Construction.

Walker Corporations Hope Island Resort project commenced around two years ago, Prestige Kitchens/Prestige Bars and Accessories has furnished each one of Walkers homes and has since fitted out the head office entry foyer, reception counter, board rooms, displays and bar to the function room. Prestige has used the blend of different materials including New Age Veneers, Timber veneers, two pack, reconstituted stones, and glass splash backs with a combination of contemporary and curved joinery. German hardware is used throughout Prestige's joinery including all soft self closing drawer systems and door hardware which comes with a life time guarantee.

Prestige Kitchens/Prestige Bars and accessories invites you to visit their showroom to meet their friendly staff and speak to one of their designers, or visit their web site www.prestigebars.com

Prestige Bars & Accessories/ Prestige Kitchens
136 Brisbane Road
Labrador
QLD 4215
p. 07 5529 0073
Kitchens ■ Bars & Accessories f. 07 5529 0085
e. presbars@onthenet.com.au



Rust shines through



With combined industry experience in architecture and interior design, Rust Architecture Design (RAD) has the ability to deliver a unique service to their clients. The association of award winning architect, John Rust, and stylist Gail Rust, creates a broad knowledge base on which to draw, and with over 30 years of industry experience, their portfolio of successfully completed works is testament to their sound philosophy.

Architecture has long been focused on the creation of aesthetic, functional, useable, and clever buildings that enhance the occupant's lives, so it makes perfect sense to incorporate the skills of interior design with the architectural process, which in effect, strives for the same ideals in the formation of the perfect living space. RAD offer many services in both architecture and interior design, from site selection, project management and design development right through to pre leasing evaluations, furniture procurement, and space planning.

Working with a small team of skilled designers, drafters, and office staff, RAD were engaged by the developers of the Hope Island Project, to assist with other architects, in the realisation of the \$500 million residential golf resort. The 350-hectare resort comprises a wide variety of accommodation styles ranging from villas, to condominium style apartments, and luxury freestanding homes. In their capacity as primary design consultants, RAD oversaw much of the design and architectural development of the project, but was involved primarily in the Lakes Precinct area of the development.

To create a brand new resort experience for the area, RAD created a design theme based on the late, Frank Lloyd Wright's classic architectural style of clean horizontal lines, shallow roof angles, and shaded overhangs. The result is modern and contemporary, and the cottages are vibrant and tropical with a suggestion of beach house luxury. The design makes full use of the natural elements of the environment, with shade, and breeze, and open areas, and the one and two storey freestanding residences offer all the space required of a luxury development. To complete their involvement, RAD also incorporated elements of their approach into the urban design for the streetscape ensuring that the atmosphere of the surrounds was in keeping with the residences.

RAD are very proud to have been involved with such a prestigious project, and the results of their efforts are sure to enhance the enjoyment and pleasure of those who will be visiting Hope Island Resort in the future.

Rust Architecture Design Gold Coast
P.O. Box 353
Mermaid Beach QLD 4218
p. 07 5554 6798
f. 07 5554 5119
m. 0414 642 953
e. jrust@rad.net.au

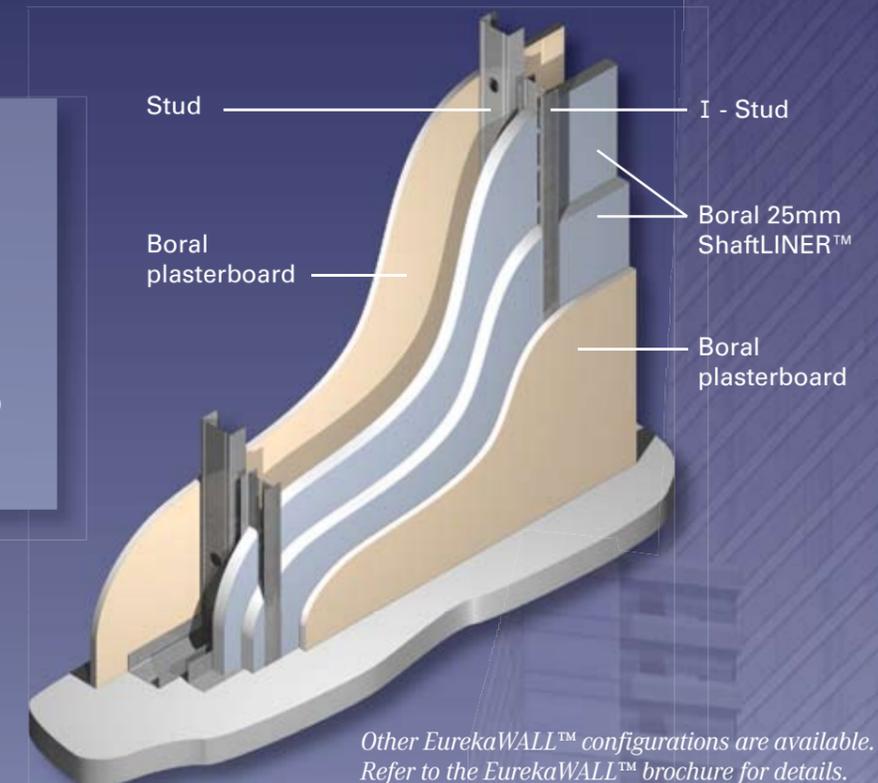


EurekaWALL™

Separating Wall System for Apartment Buildings

EurekaWALL™ is the preferred inter-tenancy wall system for the Eureka Tower.

- Cost Effective
- Lightweight
- Versatile
- Speedy Construction
- FRL -/120/90
- Acoustic ratings up to $R_w + C_{tr} = 50\text{dB}$.



Blinding impact

Shutter Flex is by no means a new addition to the industry of providing shade and security products for windows. In fact, the company has a long and successful record dating back to the eighties, and they have grown into a very successful operation with a large installation base and diverse range of aluminium shutters, screens, and louvres for the commercial and residential markets.

Their experience and meticulous knowledge of the business they are in was instrumental (along with a sound and thorough tender) in their recent involvement in the Stillwater Apartment complex on Hope Island. The development 45 minutes from Brisbane is a showcase of quality and luxury in residential apartment living and few expenses have been spared in the development of the resort style project. The 110 apartments in the complex all required the services of Shutter Flex's skilled and professional installation teams in creating usable outdoor areas whilst providing security, privacy, and adaptability. Screens, shutters, and louvres were custom built for the project and this involved very close collaboration with the developers, clients, and architects, to ensure that the modern contemporary style of the development was not only maintained, but also enhanced. In particular, the design, development, and installation of the vertical elliptical blade privacy screens were a significant enhancement to the outdoor areas of the Stillwater Apartments.

Shutter Flex's products are all designed to endure the harsh Australian climate, and their wide range of products is competitively priced and made to last. Their extensive range of shutters louvres and blinds are supplied to the commercial and residential markets and colour and design can be tailored to specific client briefs. Whether it is for a multi dwelling project, such as Stillwater, or a single residence, all their products come with a simple guarantee, which is to meet the highest standards in design, engineering, fabrication, and assembly and the Hope Island Stillwater Apartments have certainly met and exceeded this requirement. Naturally, Shutter Flex is very proud to have been involved in such a celebrated development.

Shutter Flex Pty Ltd
 22 Counihan Road
 Seventeen Mile Rocks
 QLD
 P. 07 3279 1162
 f. 07 3376 7853
 e. sales@shutterflex.com.au

For more information on EurekaWALL™

- Fill in this coupon and fax it to: (03) 9645 1707
- or mail to: eBusiness Centre, Boral Plasterboard, Locked Bag 3, Port Melbourne, Vic 3207 Australia
- or call TecASSIST on 1800 811222
- or visit our website: www.boral.com.au/eurekawall

Please send information on: EurekaWALL™ FireCLAD® PartiWALL® OutRWALL®

Name Email Telephone

Address Postcode Facsimile

Enquirer: Developer Builder Contractor Building Surveyor Draftsperson Architect Student

Project

Value

Urgent Enquiry

©BC: 02/43 ANC Sep06