

Below A close eye was kept on construction to ensure a successful project.

VESTED INTEREST

LINQ APARTMENTS / NDH



THE LEADING EDGE

For Mario Carrabs working on multi-storey buildings in the formwork trade inspired a major innovation which provides for faster and safer materials delivery and removal by crane. His patented invention, Multi Deck was recently used by Creative Building Services to improve efficiency and safety at Linq Apartments.

The Australian made Multi Deck is wedged into place between floors using props, fitting flush with the floor and eliminating any need for ramps. Push button controls operate the fold up deck, which provides safe working platforms for crane deliveries and a stable working space for dogman during crane loading and unloading.

Multi Deck is the only fully automated folding platform on the market. By increasing the speed at which material can be loaded or unloaded, it makes the crane more efficient, saving man hours. Creative Building Services use Multi Deck frequently as do Doma, Lend Lease, Morris Group, Leightons, Hindmarsh and GE Shaw.

Multi Deck has a safe workload of up to 6000 Kg and has been designed and manufactured in Australia. **Safe, effective and efficient - Multi Deck is the only choice for your project.**

For more information contact Multi Deck, phone 0412 626 815, email sales@multideck.com.au, website www.multideck.com.au

The Linq Apartments are the first stage of a 3 stage project located in the Belconnen Town Centre. Stage 1 of will provide a total of 248 residential units in addition to a single commercial unit earmarked for a café.

These developers back themselves to create quality buildings with each project they undertake. In a world on constant regulation and deep financing – where you often don't know the exact relationship between various companies that all seem to be involved in a building that you're looking at calling home – it's nice to see a developer simplifying the process.

NDH prides itself on investing in land allotments or buildings where they see potential for future growth and then working with architects and lead contractors to realise that growth. They finance a lot of their own buildings and deal directly with sales and leasing teams that deal directly with the end user.

George Katheklakis, joint Development Manager at the NDH, says that it's due to this deep, hands on involvement that they have been able to produce such value for money and quality in the Linq Apartments project.

"We bought the land originally in 2003," George says. "We then went

through a number of commercial, commercial/residential and pure residential options during a due diligence process to ultimately arrive at the Linq Apartments building that can be seen today," George says. As a very hands on developer, the NDH team look closely at tenders that come in for each component of the build. This ensures an extremely high level of quality coupled with the best value for money. The end result – more product for less for new homeowners investing in Linq Apartments.

"We have been very wary of the economic conditions across the post GFC period, as well as the constant movements within government departments right across the Canberra region," George says. "Because of this we have worked very hard to realise both short term value in purchase prices and long-term value through quality build and longevity for our customers."

As a very strategic developer, the NDH team started the Linq Apartments project with efficiency in mind. The layout of the floor plates as well as the fire engineering requirements and the car park were all considered in the first stages of the project, which makes every consultant or contractors job much easier.

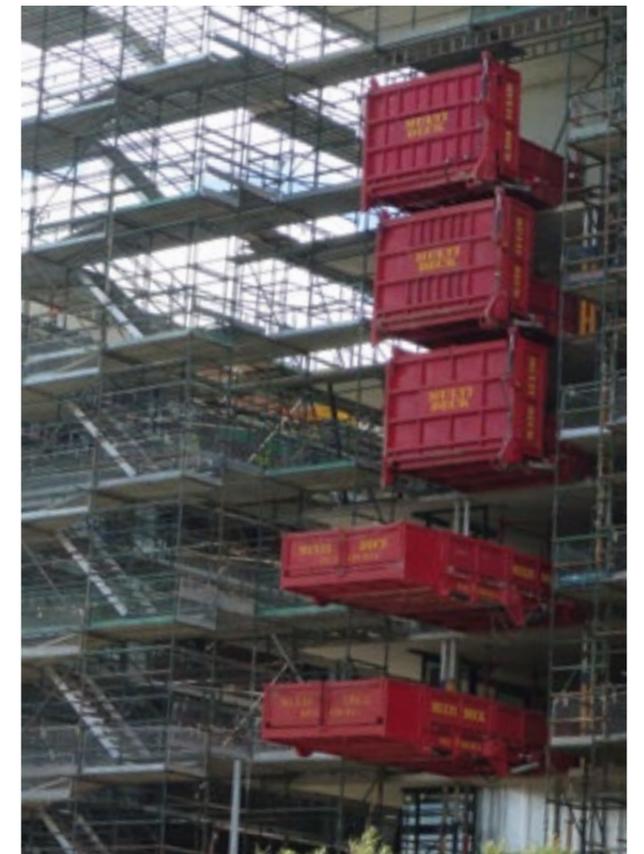
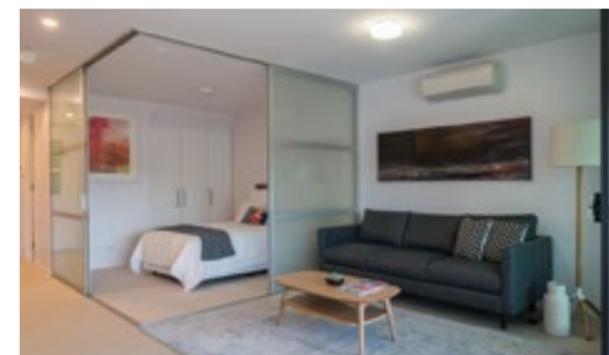
"The collaborative nature of our business meant we were able to address potential issues far before they became a real concern," George says. "This meant we were constantly looking at and implementing ways to improve the build process in terms of both efficiency and quality."

The result is clearly evident – a building that offers best in class fit and finish, a strong structural base and a skilled and motivated team delivery

before schedule - and all under budget. George says that although the Linq Apartments project has been a significant undertaking for NDH, it was always well within their scope of abilities, and they are looking forward to a strong pipeline of work in both the commercial and residential sectors.

"Since commencing and now completing Linq Apartments we've seen a strong uptick in consumer sentiment, so we've been investing in new commercial projects that will be coming on line in the coming years," George says, coupled with a pipeline of residential work that remains as strong as ever, there looks to be no slowing down for anyone at NDH.

For more information contact NDH, at their Canberra City office on 02 6230 6686 or at their Deakin office on 02 6162 9800 or visit their website www.ndh.com.au



Right Ronbo Glass provided the glass for the 248 Apartments on the Linq project.

Ronbo Glass drew on their 20 years experience to fit and finish the Linq Apartments project. A project with the scale of Linq Apartments requires the developer and lead builder to engage a huge amount of contractors to get the job done. Everything from earthmoving to plumbing, concrete and tiling gets involved, but there's one trade that can make a particularly noticeable impact to the end look and feel of a building – glaziers.

When NDH enlisted Ronbo Glass to supply and install the large amount of internal glass required for the project, they knew they had a partner they could trust, with over 20 years of experience. Ben McDonald, Co-Director of Ronbo Glass, says that this experience has enabled them to quote for, and win, very large jobs.

“Our business in its current form has only been operating for about five years, but our deep industry knowledge from a lifetime in the industry means we're never out of touch with what's needed – no matter how big or small the job,” Ben says.

With multiple contacts in Australia and Overseas Ronbo is able to set themselves very reasonably in the market to achieve great project pricing without compromising on quality.

“We're positioned very well to service a large slice of the market in our current form,” Ben says. “By being small enough to work with individual homeowners on shower screens and sliding doors yet large enough to supply and install on a scale such as Linq Apartments, we understand the needs of a huge and diverse range of builders and end users.”

248 apartments across eight residential floors meant that the project certainly wasn't without its challenges for Ben, his business partner Jamie or their team.

“It's all about efficiency and accuracy,” Ben says. “We were faced with very tight timeframes so we needed to be efficient and repetitious in the install, but the quality of the install needed to be there, too.”

With the industry as competitive as it is today, you can't afford to be sloppy if you want to

maintain a long term competitive advantage for your business, and this is a large part of the reason why Ronbo Glass has been awarded a range of large contracts such as Linq Apartments.

Ronbo Glass also specialises in partition glazing, as well as custom windows and entries and automatic doors for commercial use, as well as in residential applications.

“Our services span shower screens, splashbacks, commercial sliding doors, wardrobes and general fit-outs,” Ben says. “We work with a range of contractors including builders, boilermakers/welders and engineers to ensure our fittings are not only strong and durable, but also attractive in finish.”

After completing Linq, Ronbo Glass has realized an emerging trend for seamless shower walls. This process involves installing one or more large panels as opposed to tile reducing the use of multiple grout joins. This in turn creates a beautiful looking and easy to clean showersurface. After completing Linq including 300+ bathrooms Ronbo looks to set themselves as a market leader in this new and emerging field.

“We've also seen a pick-up in the request for environmentally efficient initiatives in the work we do,” Ben says. “Linq Apartments offers high-efficiency appliances, double glazed windows, and other initiatives that ensure the development is sustainable long into the future, and our work needed to reflect this.”

This 'green' trend is something that has been building momentum right around Australia, and Ben says is a great thing to be a part of.

“Ronbo Glass use best-practice green techniques to ensure all of our glass and fittings are adhering to the highest of environmental standards,” Ben says.

Ronbo are happy to work with you to help choose a suitable Shower wall product including installation processes.

For more information contact Ronbo Glass, Ben 0413 460 472, Jamie 0404 733 537, website www.ronboglass.com.au

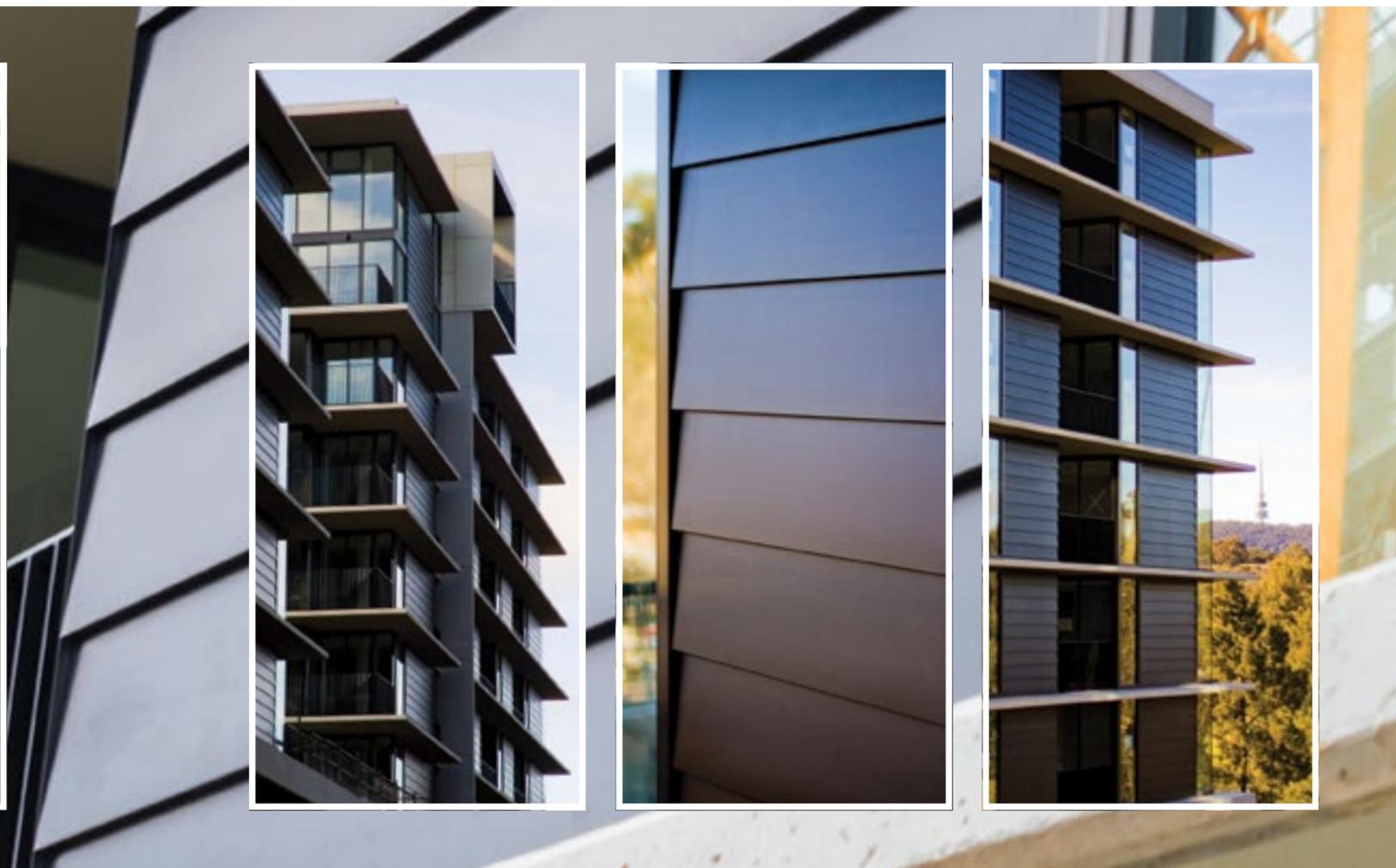


Below Master Kelwin Floors provided floor coverings of superior wear and quality.

STRYÜM
Intelligent • Aluminium • Façade

ABSfaçade

Below ABS Façade, used an innovative new cladding product - Stryum plate aluminium panel, for the project



A lot of talk goes into the design and construct of the physical building when looking at residential buildings. While the strength and quality of the shell cannot be underestimated, it's the fittings and finishing that ensure developers and financiers get the absolute best return on their investment.

With all of the research tools available to the new homebuyer today, it's essential that developers don't skimp on the quality of these finishes – it can cost sales.

Master Kelwin Floors understand this all too well, and have fitted hundreds of new buildings around their region for floor coverings that not only look great, but also have great wear characteristics.

Joel Hetherington from Master Kelwin Floors says that their clients are looking for both quality and looks when discussing a new project with him.

"While we need to be wary of keeping costs down for the developer, they are often happy to look at a product that offers superior wear, look and feel characteristics if they know they are going to get a positive return on that investment," Joel says.

Every apartment and common area in the Linq Apartments building features floor coverings that blend to their natural surrounds, ensuring the design aesthetic appeals to today's buyer.

"We are extremely proud of the Linq Apartments development," Joel says. "It is testament to not only Master Kelwin Floors, but to all the other suppliers around the district that have produced such a great result. We've certainly carpeted many buildings of this stature in the past, but with the credibility of Linq Apartments now behind us, we are looking forward to many more."

For more information contact Master Kelwin Floors, 64-66 Yass Road, Queanbeyan NSW 2620, phone 02 6298 1640, fax 02 6298 1648, email admin@masterkelwin.com.au, website www.masterkelwin.com.au

To effectively complete a project the size of the Linq Apartments, contractors must be able to operate quickly, whilst adapting to any challenges faced on large scale projects.

ABS façade, commercial façade specialists were called in to execute all the external cladding of the Linq project. ABS Director Jack Vanderglas says that while part of the Linq project win was due to their competitive pricing schedule, their team of over 70 employees assisted greatly.

"Having a large team gives us the ability to deploy quickly – we can ensure to developers and builders that we deliver on our commitments to unmatched quality, price point and program."

The modern façade of the Linq Apartments also incorporated Stryum; an innovative plate aluminium product designed to overcome the many challenges of commercial façade installation. Stryum panel is a non-combustible material that requires minimal fabrication and calls for no use of external sealants.

For Jack, using Stryum was a welcome challenge for ABS. "We're an innovative company always looking to diversify the range of products

we install. You're never sure what to expect when installing a product for the first time – the design features of Stryum made it great to work with. The installation system is straight forward and the quality of both the panel and the finish will stand the test of time – I hope we get to use it again."

As ABS Façade looks ahead, Jack says they hold a strong work portfolio. "We're currently working on some exciting projects at HMAS Albatross and at the University of Wollongong. We also just handed over a large project under Rio Tinto in WA, and are about to start projects for the Albury Cancer Centre and Dubbo Hospital."

With such a diverse portfolio Jack believes that ABS must always be committed to quality. "It doesn't matter how good your price is, your work needs to look great...if your finishes won't stand up to the environment over time, they need improvement. That's why we spend so much time and effort ensuring our services are of the highest quality."

For more information contact ABS Façade, 14 Stephens Road, Queanbeyan NSW 2620, phone 0438 316 198, email admin@absfacade.com.au, website www.absfacade.com.au