

Cosmopolitan Metropolitan



Residential living in Canberra is set to be taken to a new level with the outstanding Metropolitan development, consisting of 343 apartments spanning over eight buildings. Located over an entire city block within the city's west and adjoining Lake Burley Griffin, the overall project is proving to be an iconic landmark of urban design.

Heralded as a small city and community within itself, Metropolitan Apartments is a cluster of connected buildings and building types, each with its own character. The intention of the designer was to create a luxurious, yet low maintenance urban environment, for people looking for both a convenient, yet relaxing lifestyle. Within the complex itself, there are eight buildings, each with varying views, styles and themes. Surrounding these are tree-lined boulevards, extensively landscaped gardens and pedestrian walkways. Additionally, secure basement car parking is provided, as well as a number of recreational facilities such as an indoor 25m swimming pool, a fully equipped gym, and a video wall.

A range of both single and two-storey apartments are available, many with unique double frontages, and all with at least one balcony providing sweeping views of either the lake, the surrounding mountains or of a private land-

scaped space. The interiors have been craftily and tastefully designed, and only high quality Fischer and Paykel kitchen appliances have been installed. Additionally, the light-filled, spacious kitchens and the bathrooms have a contemporary feel, with timeless colours and finishes having been selected. The Metropolitan offers an opportunity to secure a sophisticated apartment in a prime, city location. Through its unique design, it provides a new range of dwelling types for Canberra, and is conveniently close to Canberra's central business and academic precincts as well as the recreational resources of Lake Burley Griffin.

Whilst undertaking the initial planning process of the Metropolitan Apartments, a unique approach was taken in that all the architects, landscape designers, interior designers and urban specialists all worked together on the development at an early stage.

With the Metropolitan Apartments, valued at over \$80 million, being heralded as the largest project of its kind to be undertaken in the ACT, having a company such as Hindmarsh leading the development has demonstrated their ongoing expertise and experience in new residential construction.

Since 1979, Hindmarsh has continued to operate as a successful company, not only within Australia but also in the USA and Asia. In addition to carrying out projects in Myanmar, San Francisco and Vietnam, they have entered into a joint venture with a major car parking company in Beijing. Principally, Hindmarsh carries out major construction and development projects in the ACT, Adelaide and Sydney, building for a broad range of client groups. These include state and federal governments, major universities and well-known private and public companies. Hindmarsh also owns, operates and manages over 20 of the leading Ezipark car park services located in Adelaide, Melbourne and the ACT.

With regard to the Metropolitan site, dedicated teams from Hindmarsh have been managing each project, ensuring constant and close communication is maintained between clients, design consultants, sub-contractors, suppliers and any other key project stakeholders.

This display of professionalism by Hindmarsh on the Metropolitan site has ensured all operations, ranging from design to construction, have been carried out in an efficient and cost-effective manner. It is through this winning

combination that Hindmarsh has produced a residential development that is truly outstanding in every sense of the word.

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TaylorThomsonWhitting

Surveying by LANDdata

LANDdata Surveys is a recently formed consulting practice that has evolved from the respected surveying firms of Fisher Stewart and Vaughan Burton. These firms practiced in the ACT for more than 30 years and established a solid reputation and portfolio of high profile projects.

With over 25 employees, LANDdata is Canberra's largest surveying practice with the ability to deliver a broad range of surveying and spatial information services to demanding projects. Up to three survey teams led by skilled professionals have been deployed on the Metropolitan Apartments site at any one time.

Typically, the surveyor is one of the first consultants to step onto the project site and one of the last to leave; hence LANDdata has been associated with the Metropolitan project since 2001 when the initial site survey of the vacant land was undertaken for the Amalgamated Property Group.

As part of the Hindmarsh Team, LANDdata has been responsible for the delivery of a broad range of construction related surveying services. LANDdata's association with the Metropolitan project will be completed after the preparation of the Units Plans for the issue of individual titles to all apartments.

LANDdata prides itself on using leading edge surveying technology, including fully robotic total stations. Innovative surveying techniques have pro-

vided significant productivity gains during the construction phase. The Metropolitan project was largely a paperless exercise in terms of the plans provided for set out. Survey set out data was efficiently generated from digital CAD files accessed through the projects web site.

LANDdata Surveys' close working relationship with the Hindmarsh Group and the Amalgamated Property Group has yielded excellent project outcomes on numerous high profile projects.



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Superstars of Structural

The engineering practice of TTW was established in Sydney in 1958 and has expanded to include offices in Canberra, Melbourne, Jakarta and Singapore. TTW provide structural, civil, façade and traffic consulting services for projects both nationally and internationally. Their impressive portfolio and solid reputation is based on the ability of TTW to produce innovative, economical and elegant engineering solutions for a wide range of projects.

The firm prides itself on working closely with architects and builders in the development of specific optimum structural solutions for particular projects, and they enthusiastically embrace any project large or small.

Their highly skilled and professional workforce have been involved in a number of iconic projects around Australia over their 42 years of industry experience. Some current examples include the \$300 million Chatswood interchange, 7 London Circuit (\$65 million) and the Sydney University Law School Building (\$85 million). For the recent Metropolitan Apartments project, TTW's Canberra office was engaged by Hindmarsh as the structural engineers in a design and construct format. Additionally, TTW were required to respond to a fast track program with a staged delivery of structural tender packages for Hindmarsh.

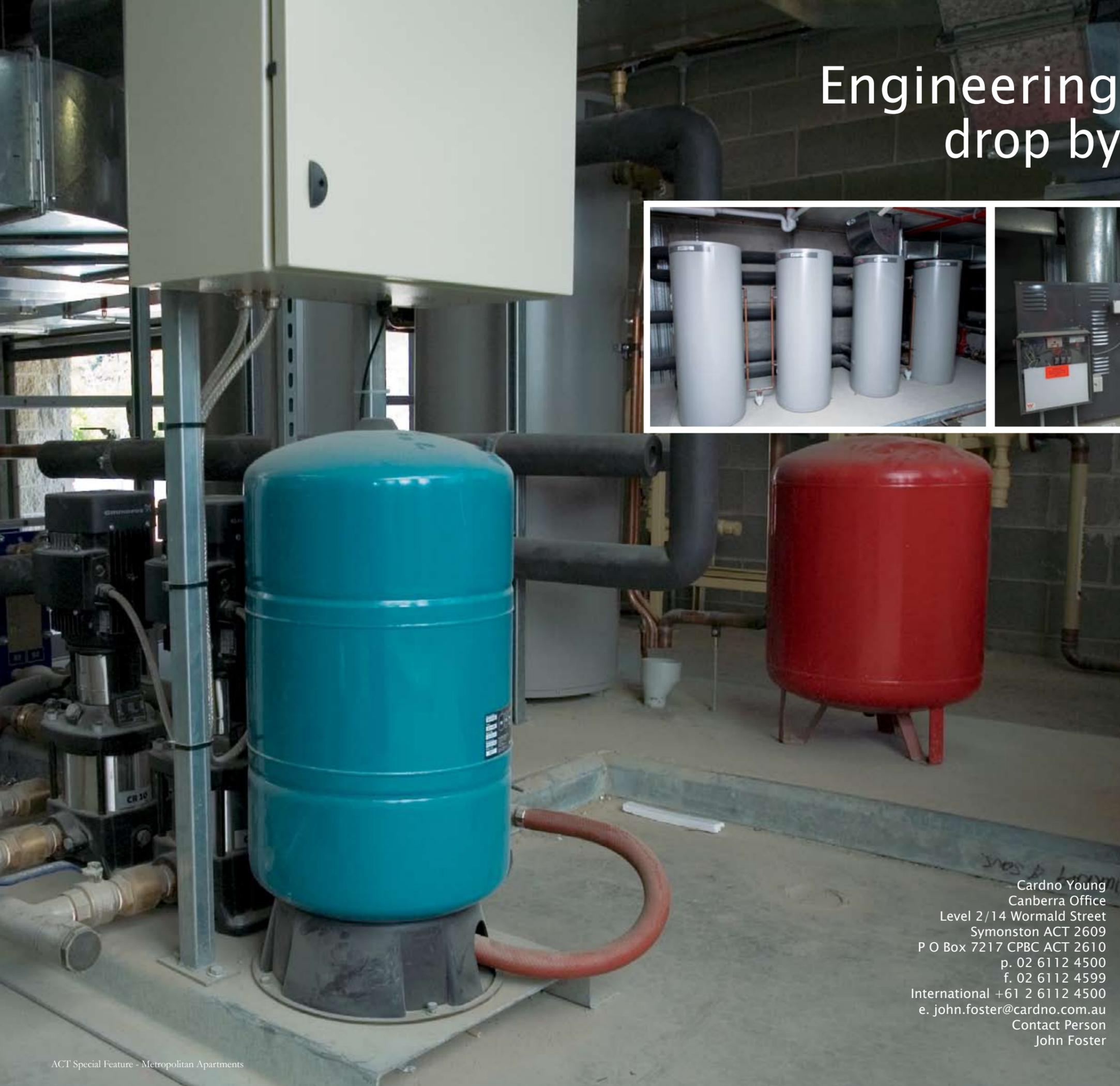
Although TTW were able to fulfill these demands, whilst undertaking their responsibilities on site, they encountered a few challenges along the way, as Ross McDougall highlights, "From a structural viewpoint, the project has

run very smoothly given that when TTW started on the project it had undergone significant architectural design development without structural input. We faced significant challenges in the form of a mismatched column grid without the provision of transfer zones, a reduced core size to resist lateral loads and a suspended 25m lap pool on level 1 over an apartment."

However the TTW team was able to provide innovative structural solutions to eliminate the transfer beams in the four main buildings. Additionally, their post tensioned floor slab delivered significant cost and time savings to Hindmarsh allowing the development of the Metropolitan Apartments to continue smoothly.

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Ross McDougall – Manager

Engineering excellence drop by drop



Cardno Young are leading consulting engineers. The company is proud of its regional commitment, especially in the A.C.T and its global backing by the Cardno Group.

The company's work on the Metropolitan Apartments in City West, ACT demonstrates the firm's ability to deliver world class services to the Canberra region. Cardno Young's Canberra office has long established ties with the A.C.T construction industry, and these relationships place the company in a unique position when it comes to an awareness of the needs, demands and rigours of the local industry. Close working relationships mean that Cardno Young is in the enviable position to have regular repeat work and referrals from existing clients. Brad Williams, Principal of Cardno Young said that the company works hard with other stakeholders in order to achieve the best results for the client.

Specialists in civil engineering and building hydraulics, with construction experience in infrastructure, commercial and retail, sporting facilities, and residential developments, Cardno Young worked on the Metropolitan Apartments from the initial conception through to completion.

"Innovative solutions to construction issues were introduced in order to guarantee that the development was brought in on schedule and on budget," said Mr Williams.

"The most challenging aspect of the construction was the sewerage, with the site not being serviced by the existing sewerage system Contractor's had to dig through the rock to access a deep sewer main," he said.

Cardno Young recognize that water conservation is an issue of increasing importance, and as a company they are sensitive to water use and re-use. For the Metropolitan Apartments the company used a siphonic roof drainage system that channels all rainwater into storage tanks. The water can then be used to irrigate the roof top gardens. Similarly groundwater is collected and utilised thanks to a pump-out system, again recognising the importance of water conservation.

Cardno Young's contribution to the Metropolitan Apartments builds upon the company's already established record, in addition to affirming their position at the forefront of the industry.

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Speedpanel

Speedpanel is an innovative panel-based non-load-bearing fire and acoustic wall system. Panels are made from roll-formed galvanised steel shells filled with lightweight aerated concrete. Interestingly, the shell and core are not bonded together. This allows the characteristics of the steel and concrete to compliment each other without impedence, especially when exposed to fire conditions. An Australian invention spawned in the mid 1990s, Speedpanel has been perfected through development and testing, leading to the establishment of a factory in Melbourne in 1999.

Its uniquely simple, interlocking 'tongue and groove' system reduces installation time, generating cost savings to projects. Each panel neatly interfac-



Early stages of the Metropolitan project

es with two others; the profile interlocks together without requiring adhesives between individual panels. This unique design produces Speedpanel's exceptional functionality as a fire barrier, boasting outstanding structural integrity under test conditions, whilst providing premium acoustic attenuation and unsurpassed electromagnetic frequency shielding. Configuration may be horizontal or vertical. Panels are then fixed and appropriately sealed into a 'C' track perimeter frame providing structural support. Significant benefits are attributed to the lightweight construction that can be achieved utilising Speedpanel systems, including minimising slab requirements and expenses associated with footings and groundwork, and further reducing costs and risks associated with crantage. Speedpanel is ideal for use in the construction of walls over 3 metres. It was as a result of this strong reputation and impressive technology that Speedpanel was selected to supply all the acoustic wall panels for the Metropolitan Apartments in Canberra.

Speedpanel systems reduce site labour, mess, and engineering requirements (including scaffolding required to install some 'traditional' alternatives) that were previously assumed to be an unavoidable nuisance of the construction process. Not only are Speedpanel systems extensively tested



M.C.G Olympic stand redevelopment: early stages of works



Fire and acoustic rated panels



Progress meetings were a cause to smile

and certified to deliver premium quality wall solutions that are 100% Australian made and owned; the products are totally reusable and recyclable. In fact, approximately fifteen percent of the aerated concrete core is 'fly ash', a previously recycled product. As greater emphasis is directed at doing more with less, Speedpanel provides ecologically sensible development solutions to Australia. CH₂ is a landmark six green stars Eco-Friendly building recently completed by Hansen Yunken for the Melbourne City Council. Michael Byrne, of Byrne Construction Systems, installed Speedpanel Systems throughout the Return Air Shafts, Fresh Air Shafts, Service Ducts, Plant Rooms and Tenancy Walls, remarking: "The systems are simple and quick to install. The quality of finished product is excellent. I enjoy the cost savings associated with the Shaft Wall Systems; they use much less labour and time."



External Walls - M.C.G Redevelopment

The innovative and professional team at Speedpanel is constantly experimenting with the product to continue to provide lightweight, footprint saving high performance building systems.

The beauty of the Speedpanel system is that it can be tailored to suit the specific needs of individual projects. In adherence to the required wall specifications of the Metropolitan Apartments, Speedpanel were respon-

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Fitout of Apartment Walls

sible for the design of an extremely soundproof wall, whilst maintaining a thin wall footprint. The final product aims to maximise living space, yet at the same time provide a high level of privacy, fire and sound protection.

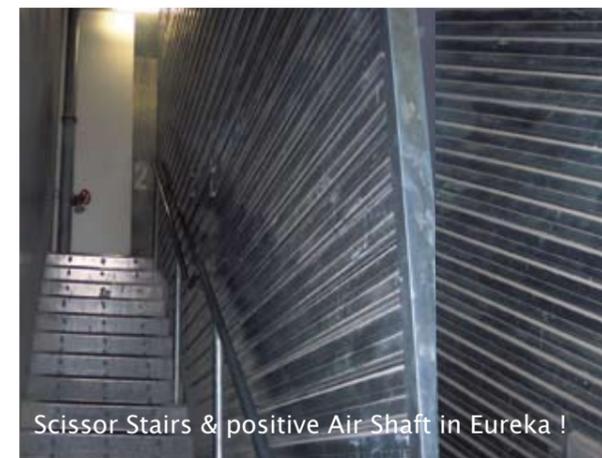
Getting the initial design and technology entirely correct the first time is never an easy process, yet the Speedpanel team persevered and experimented until they had developed the system with the desired fire, acoustic and footprint properties for implementation throughout the Metropolitan Apartments.

Installing Speedpanel throughout the Metropolitan Apartments was of course an immense project; however it was made easier as a result of the lightweight materials and the simple method of installation. This allowed the Metropolitan Apartments to progress along the critical path at a much faster than expected rate. John McGilvay, of J & J Interiors enjoyed the experience of using Speedpanel systems to deliver premium quality living spaces. Simple and quick methods of installation allowed his company to continuously improve their time taken to hand over stages.

Speedpanel systems have been installed in other iconic Australian projects such as the construction of the Eureka Tower and the MCG Plaza Interiors discovered the benefits of Speedpanel whilst delivering the Olympic Stand redevelopment at the MCG. Graham Ryder (Plaza) tells us that he can't wait for his next project with Speedpanel applications. KOM were pleased with the simplicity of installing Speedpanel in the positive air ducts and fire escape stairs from the ground to rooftop of the Eureka Towers, Melbourne's tallest building. As a result of growing demand, Speedpanel have established a factory in New Zealand and are preparing to expand further internationally. For the time being however, local observations of the outcomes of Speedpanel's involvement in constructing the Metropolitan Apartments, and other landmark projects, it is evident that Speedpanel is synonymous with creating outstanding performance wall systems.



Basement shaft and separation walls



Scissor Stairs & positive Air Shaft in Eureka !



Eureka - Bringing the new Millennium to Melbourne's Southern Skyline.



Rising above all challenges

Altitude Construction Group Pty Ltd is a conglomerate of companies comprising of a construction management division, 'Altitude', Concrete Division "Highrise Concrete" and the Concrete Pumping Service 'St George'. In total, the Group employs over 50 staff, which include a range of project managers, licensed builders, engineers, concreters, pump operators, welders and mechanics.

Established in 1974, the Group is now one of the largest family owned and operated concrete contracting companies in NSW and the ACT. Their highly skilled workforce allows them to specialize in a broad range of commercial and residential, as well as industrial, civil and infrastructure projects. As a result of the directorship of arguably one of the most experienced builders and concrete individuals in NSW, Tony Bassil, Altitude, St George and Highrise have been selected in the past to work on some of the largest construction projects in NSW and the ACT.

Recent examples of notable projects undertaken by the Group include the EPICA Building in Chatswood, Sydney, as well as handling the concrete placement at Stadium Australia in Homebush. They have also recently been involved on the Metropolitan Apartments development. Backed by an enthusiastic and highly motivated workforce, attention to detail and performance of service has been applied whilst working on site.

Additionally, Altitude Construction has used state of the art technology whilst working on the development. The equipment being used is designed to pump, place, finish and cure concrete on wide expanses of slab area, as well as heights of up to one hundred storeys. As a result, their approach and commitment to contractual obligations means that they have been delivering quality projects on time and to the specified standards required by Hindmarsh. The Company is also committed to the continuous broadening and improvement of its site management and contract administration systems, hence have maintained a close working relationship with Hindmarsh during their involvement on the Metropolitan Apartments.

Given the outstanding portfolio and reputation of St George and Highrise within the concreting industry, the company is also capable of sourcing concrete from their suppliers at some of the most competitive rates, thus continuing to give them the leading edge over their competitors and provide cost-effective concreting solutions.

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A cut above

Complete Cut have been operating a successful concrete cutting business based in Canberra since 2002, with experience in the business of over 13 years. Specialising in concrete drilling, sawing and cutting concrete, being the biggest in Canberra, with a strong team of 5 skilled operators, through the provision of a high quality and professional service.

It was through Complete Cut's formidable portfolio and reputation that they were chosen to work on the Metropolitan Apartments development. Currently still involved on site, they have provided a number of services whilst working on the Metropolitan Apartments. Basically, everything involved with concrete cutting, such as drilling holes for plumbers and electricians, cutting out doorways, laundry chutes and even hand-rail holes, were all cut by Complete Cut. They were also involved at the initial stages of the project and were in charge of cutting control joints on the basement slab of the development.

Complete Cut employed the latest technology on the Metropolitan site. This included hydraulic cutting saws with drill bits of up to 800 mm diameter, with the ability to cut 680mm deep. It is through the use of such advanced equipment that not only continues to give Complete Cut an edge over its competitors, but it also ensured that the work undertaken on the Metropolitan site posed no challenges for the Complete Cut team, and was completed in a professional and time-saving manner.

Although Complete Cut have completed a number of jobs on other high profile developments, such as the refurbishment of Anzac Park West (ACT), Section 56 and 84 (ACT) and the Sydney Hotel in Barton, Hindmarsh's Metropolitan Apartments has been one of their more significant projects to date.

Duane Clark, Director of Complete Cut, would like to praise Hindmarsh for efficiently and professionally managing the Metropolitan Apartment development. Additionally, Duane would like to extend his thanks towards Hindmarsh for choosing to use Complete Cut on site.

With such a prolific profile, state-of-the-art technology and an enthusiastic workforce, it is little wonder that Complete Cut continues to maintain a successful business and an edge over their competitors.

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Set in stone

Manson Tile and Stone are a ceramic tile and natural stone installation company who are based in Canberra. Backed by an experienced and knowledgeable team, Manson Tile and Stone are able to complete projects on time, with minimal problems, reflecting both the quality of their project management and the products themselves.

Manson Tile and Stone provide a number of services, including installation of ceramic tiles and stone, waterproofing and natural stone floor restoration. Manson Tile and Stone are also able to offer you professional consultations, design and assistance in product selection. They do this by having full time contract managers and estimators assisting companies from post tender stage to the completion of the project.

It was with their strong proven record of producing a high standard of work, with an enthusiastic and motivated workforce that led to their involvement on the Metropolitan Apartments site in Canberra. Manson Tile and Stone were responsible for the installation of ceramic tiles and stone throughout the Metropolitan Apartments. Using the highest quality imported products, Manson Tile and Stone effectively completed the tiling of stage one of the apartments, working on both the exteriors and interiors of the apartments.

Currently still on-site, this latest project has proven to be one of their largest jobs to date. Manson Tile and Stone have a dedicated workforce involved on the Metropolitan site who are completing their given tasks in a cost-effective and time-saving manner, ensuring operations run smoothly and managing to overcome any challenges or obstacles that they may face. Manson Tile and Stone have also maintained close contact with the Hindmarsh Group, ensuring procedures and performances are constantly reviewed and that expectations and budgets are being met.

With their solid portfolio only strengthening as a result of their involvement in larger-scale projects, such as the Metropolitan development, Manson Tile and Stone are looking at expanding their office regionally, continuing to provide their clients an overall package of cost-effective, yet outstanding services and products.

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Tiles beyond compare

Prestige Tiles Pty Limited (PT) has been an active importer and wholesaler in the Australian Tiling Industry since 1974. The Company prides itself on being a mid-sized business with corporate influences and procedures; yet still maintains the familiar and personal touch to its customers.

R.A.K. CERAMICS, whose headquarters are in the United Arab Emirates, as from December 2006 are the sole shareholders of PT and more importantly are one of the world's largest manufacturers of porcelain and ceramic tiles. This partnership enables PT to provide a superior level of efficiency, service and product delivery. It is a significant market advantage over other importers of tiles into the Australian and New Zealand market. This partnership also enables PT to manufacture to specific client needs on large projects with local warehousing capabilities through distribution partners in every state in Australia. It was with this solid reputation and portfolio that PT was chosen to supply the prestigious Metropolitan Apartments site.

There are 38 people currently employed at PT head office with the Commercial Sales Manager and the Divisional Manager Logistics being the key players in PT involvement of the Metropolitan Apartments. PT specialises in porcelain and ceramic tiles with mosaic tiles in porcelain, glass and marble. This project involved the supply and logistical management of over 20,000 square metres of tile products. The initial contact with the Hindmarsh Group commenced in October 2004 regarding the product selections, pricing and product testing through to the completion of supply of tiles to the site as required. This project continues to be a work in progress.

PT supplied porcelain tiles manufactured by R.A.K. Ceramics with a factory applied sealer glaze. This product has outstanding anti-staining properties, yet still achieves an R10 rating (oil wet ramp test result). This was the first time this process was ever developed, and it was designed especially for the Metropolitan Apartments.

Another unique process for PT was warehousing large quantities of tile products at their Sydney distribution centre reserved for the Metropolitan

Apartments over an extended period. This included four different colour schemes and four variations of these schemes to accommodate adaptable living for the disabled or elderly residents, as well as two other premium up-market offers.

The machinery used by R.A.K. Ceramics was Sacmi (Italian tile manufacturing equipment) for the production of the majority of the tiles being supplied. A challenge PT did face during product deliveries was providing a forklift low enough to access a storage area with a height of less than 2.4 metres. However, the resourceful team at PT was able to overcome this obstacle. The Metropolitan Apartments has been one of the largest regional projects undertaken by PT, however the professionalism of the PT team will ensure involvement in more of these projects in the future.



Brick by brick

CTR Pacific is an Australian owned commercial bricklaying company with extensive experience in all areas of brick and block laying construction. The management and skilled workforce team that CTR Pacific have developed within their large employee base has been the reason behind their reputation for quality workmanship and their ability to deliver quality products on time and within budget. Since the company's formation in 1994, they have completed numerous projects within the ACT and the surrounding region, for both private and public sector clients.

Apprenticeship training is one of the company's number one priorities, as they believe that it is from the commitment of training young people that future leading hands and site foremen evolve. This philosophy has enabled the company to demonstrate its dedication to the construction industry, so much so that single select negotiations for new projects have been forthcoming from clients who had engaged the services of CTR Pacific on previous projects

Currently involved in the Metropolitan development in Canberra, CTR Pacific has expressed their appreciation of the Hindmarsh group and the way in which they have conducted business in a constructive team environment. CTR Pacific has felt like part of the Hindmarsh Group family who have subsequently monitored and maintained the productivity, safety and atmosphere of all of the construction phases of the Metropolitan Apartments. CTR strongly believe that Hindmarsh's efficient and straightforward construction sites have led to higher production gains for all contractors involved.

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Rising hire and hire

When taking on a particular project or job, Skyhire believes that the most important factors are pleasing the customer and meeting the needs and wishes of clients. This tele-handling company is committed to providing the most competitive rates to their customers through maintaining a low overhead structure. They also endeavor to provide the most dedicated service and problem-solving approach to their customers at all times, providing a fast and efficient forklift service.

Another convenient feature of Skyhire is the fact that their services are available 24 hours a day, seven days a week and their machines uphold the highest level of maintenance and safety. They use only the latest and up-to-date machines. Skyhire are capable of completing both large and small jobs in an efficient and timely manner, providing their clients with exceptional service and value for money.

Their relationship with Hindmarsh whilst recently working on the Metropolitan site has strengthened, and Skyhire are full of praise about the Hindmarsh group for their co-operation and seamless construction operation.

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Tap dancing

Meco Australia, established in 1994, is the exclusive importer and distributor of several of Europe's largest and most prestigious manufacturers of bathroomware. Some of these names include Duravit (ceramics), Dornbracht and Kludi (tapware) and BLB (baths). In addition, Duravit and Dornbracht commissioned the world's leading and most recognized designers to design ranges for their products, and it is for this reason Meco Australia continue to break the boundaries of superb design and functionality.

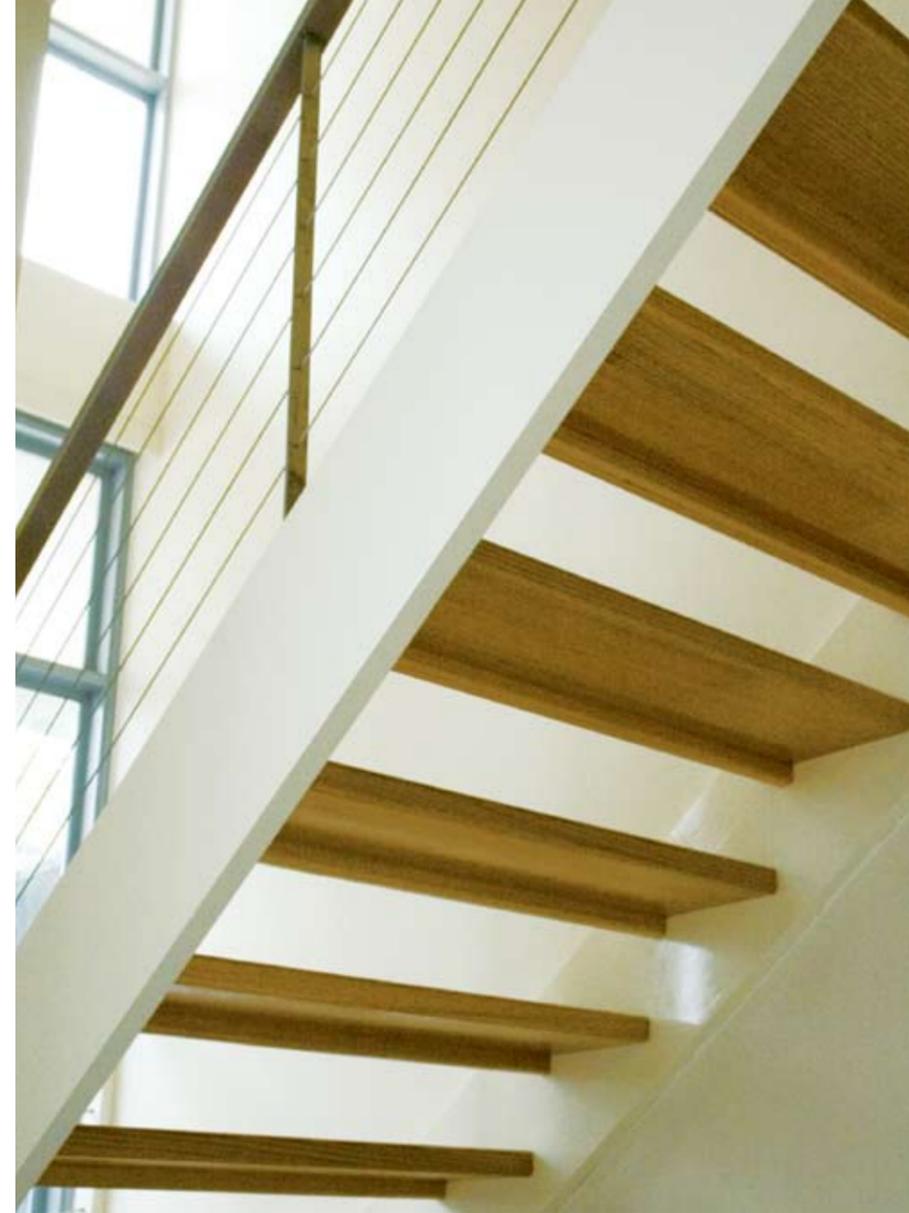
With project offices in Sydney, Melbourne and Brisbane, it is little wonder the motivated and professional sales and marketing team at Meco Australia are the suppliers of the most desired European bathroom products available. Meco Australia are innovative and creative in their design solutions, also designing and manufacturing their own range of tapware, accessories and concealed cisterns. One of these includes the revolutionary "Meco 90", which is a cistern and frame that will fit wholly within a 90mm wall cavity.

Meco Australia's involvement in the Metropolitan apartment's development has been an on-going project for almost two and a half years. They have been actively involved in the selections of the bathroomware, kitchen tapware and accessories for this project. Some of the products selected include

Duravit Philippe Starck toilet suites and basins and Kludi mixer taps. These products have also been featured in some of Australia's most prestigious developments such as Portico Apartments and the Hilton Hotel in Sydney.

Meco Australia prides itself on being flexible, aiming to give designers and architects what they want, they are always willing to specifically design and manufacture a product to suit the client's desires and needs. As a result of this flexibility, Meco Australia maintains a close relationship with architects, designers and developers, managing to stay one step ahead of their competitors by providing a first class design, functional and quality product.

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Getting a hold on it

AMR has been in the aluminium and stainless steel railings business in Australia for 18 years. Although there are only 12 employees, they are all long-standing, passionate and highly skilled, hence making AMR a highly successful business. Apart from offering a high quality product and value for money, Nick Humphries also claims that part of their success lies in the fact that they have distributors of their product up and down the east coast, allowing production of the product and networking between clients and manufacturers to occur at a much faster rate. It was a combination of these services and AMR's professional attitude that resulted in them being involved with the Metropolitan development.

AMR first started the installation of their stainless steel infill to the timber staircases of the Metropolitan Apartments 4 months ago, and they are expected to be there until the completion of the project.

The materials being used to complete the installation are stainless steel rail wire fittings, with the end fixing of the wire – a particular imported type, being the first time the company has used this kind of wire. This innovative and design-orientated work is certain to enhance the already standout professionalism of the railing installation.

The wires are installed manually on site after being manufactured in the factory – a large job given the enormity and number of the Metropolitan Apartments. However, the project has been a great success for AMR and their

company. Additionally, they have established a strong working relationship with Beach House Stairs whom they worked closely to whilst on site.

However, AMR are willing to take on any project, large or small, with their main work being aluminium or glass handrails and privacy screens. Aside from the Metropolitan Apartments, another notable project in the past has included the site at Bruce (Fern Hill) for Ruiz Constructions. With an energy and enthusiasm that sets them apart, AMR's core values are to serve the public with their long-standing and safety conscious team and a top product, yet at the same time provide value for money solutions and service.

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Moving to another level

Beach House Stairs have been building and installing staircases in Australia for 22 years. Although they are a small company with only 15 employees, they make up for what they lack in size through personalized, expert and efficient service and by employing the most experienced craftsmen available.

Beach House Stairs fundamental approach to business is to offer quality products, first-rate service and competitive pricing. Superior customer service expressed through clear quotes, fast responses and quick installations are some of the core values Beach House Stairs adhere to. They also believe that maintaining a team of high-performance and motivated employees is essential, and it was as a result of their outstanding expertise that Beach House Stairs was chosen to design and install the high-quality staircases used in the Metropolitan Apartments.

Initially commencing work in May 2006, Beach House Stairs are more than 60% through their involvement on the Metropolitan Apartments. Most of the staircases in the Metropolitan Apartments are carpeted and have been made using a medium density fibre board (MDF) which reduces material and production costs, however still produces a good, sound staircase. The more luxury apartments showcase some exquisite solid timber stairs, using high quality hand selected timber. Using customized construction methodologies, all Beach House Stairs are guaranteed not to squeak.

Proprietary factory tooling developed by Beach House Stairs and installed in its Batemans Bay joinery, provides the ability to manufacture staircases ef-

ficiently and install them faster, saving the Hindmarsh group and other contractors involved in the Metropolitan development both time and money.

Beach House Stairs covers projects, both internal and external, from a single home project to a large development such as Metro. They are adaptable to suit every price, budget and style ranging from carpet and painted stairs to the more elite polished timber stairs, with a wide variety of wrought iron, timber and stainless balustrades available.

The beautifully designed staircases showcased in the Metropolitan Apartments are the results of Beach House Stairs working with the demands of their customers. Beach House Stairs understands that everyone's needs, desires and project requirements are different. They will provide whatever level of assistance in design and style is required whilst giving the customer full reign over all decisions. It is this feature and attention to detail that makes Beach House Stairs a stand-out company and a step above the rest of the competition.

So if you're ready to move to another level contact Beach House Stairs.



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Windows of opportunity

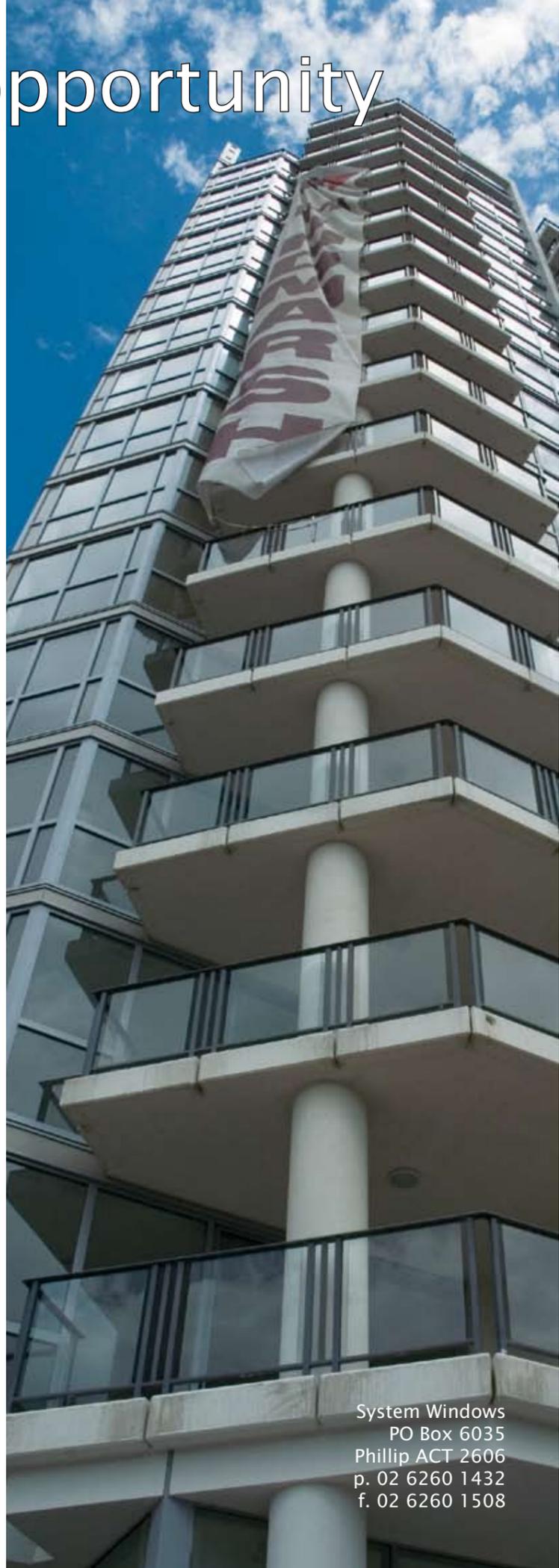


System Windows has twenty years experience in the Australian construction industry, having worked on projects such as the Forum and the Globe, and many other Canberra high-rise residential and commercial projects. The company has also provided large-scale glasshouses for the CSIRO across the country.

While System Windows primary focus is on commercial windows and doors, for the Metropolitan Apartments the company provided balustrades, gates, fencing, internal sliding doors, and partition dividers, all of which were constructed from aluminium.

Spending sixteen months on the development, the balustrade contract for the Metropolitan Apartments was one of the largest yet undertaken by System Windows, whose six-man team erected 3km of balustrades on the high-rise building. These balustrades were designed specifically for the Metropolitan Apartments by System Windows, and are designed with a relief in the middle of the balustrade, rather than having the entire balustrade made of glass. This creates a different look from traditional high-rise apartments.

System Windows design their products to the demands of the client, creating a personally tailored product that serves the project, rather than simply trying to sell a pre-designed product. This client friendly, can-do attitude has helped define System Windows and position them firmly on the map.



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Metal roofing magic

Delnas Metal Roofing has been a specialist in commercial and domestic roofing since November 1993. With over 10 years of industry knowledge and experience, Delnas Metal Roofing has grown to become one of the biggest roofing companys in Canberra and surrounding area, backed up with a highly skilled and motivated workforce of professionals.

Delnas has been involved in the construction of a number of award-winning buildings. Some recent examples include the roof and perforated aluminium ceilings of the AIS Testing and Training Facility, with a swimming pool specifically for Olympic swimmers in training, - a first of its kind in Australia. Additionally, Delnas installed the roof at Southern Innovations Retail and Trade Centres in Fyshwick, which was also an award-winning project.

It was with this extensive portfolio that Delnas were chosen by Hindmarsh to install the roof and ceilings for the Metropolitan Apartments. Delnas' motivated and enthusiastic team have already finished the installation of stage one, and are steadily making progress on stage two. Daryl Leishman, Director of Delnas Metal Roofing, said stage one of the installations of the structural steel roof ran smoothly, and extended his praise to the superb project management of the Metropolitan development undertaken by Hindmarsh.

The Metropolitan Apartments and other top-end market projects are the kind of work Delnas usually bids for. Their values of maintaining high standards of work, with an emphasis on quality of delivery as opposed to quantity, has led to the production of outstanding roofing results during their involvement in all projects.

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