

QUAYSIDE KINGSTON LUXURY

Set on the enviable Kingston foreshore close to the Parliamentary Triangle, Quayside Kingston offers an exceptional lifestyle with a private residents-only level 4 podium landscaped area, commercial/office space and all in close proximity to popular restaurants and cafes.

Set in a prestigious location on the Kingston foreshore and close to the Parliamentary Triangle, the \$30 million Quayside Kingston Harbour development offers the latest in luxury living within Australia's capital.

Bloc (ACT) Pty Ltd was behind the delivery of the complex for progressive development company CIC Australia Limited. Construction began in December 2012. Bloc provided construction management services for the delivery of 100 apartments and 2000 square metres of commercial space, all over a single level basement," Bloc Director – Project Manager Maurizio Rosin explained.

"The commercial tenancies are located on the ground floor, with apartments from Levels 1 to 5. The apartments are a mixture of one to three bedrooms and there are four penthouses located on Level 5. There is also a private podium on Level 4, with a large open area with pergolas, barbecue and landscaped zones."

Centrally positioned in the Kingston foreshore precinct, the Quayside development is just one block from Kingston Harbour and is close to Manuka and Canberra's CBD.

Quayside residents will also be able to enjoy the area's green open spaces, cycle paths and proximity to transport, while shopping, cafes, restaurants, entertainment and markets are all near by. Quayside Kingston



MAIN CONSTRUCTION COMPANY : Bloc Pty Ltd
PROJECT END VALUE : \$30 Million
COMPLETION DATE : August 2014
ARCHITECT : Cox Architects
CONSULTING ENGINEER : Sellicks
BUILDING SURVEYOR : Kleven Spain

Harbour is also close to the National Gallery of Australia, the National Portrait Gallery and a stroll to Lake Burley Griffin.

Adding to this exquisite development is its location just minutes from Canberra airport. Designed by Cox Architects, all of the Quayside apartments feature a spacious layout with quality high-end appliances, large balconies and secure underground car parking and storage. All of the apartments have a minimum 5 star energy rating ranging up to 8 star and also have double glazing, saving up to 30 per cent in heat loss.

Technology is also at the forefront, including high-speed communications infrastructure and multiple data outlets throughout all apartments. The development's penthouses take this technology one step further and feature a C-Bus system, enabling residents to control the lights, air conditioning and floor heating from a touch panel.

Maurizio added that delivery of the Quayside development had run smoothly. "The construction phase was relatively straight forward with good access to the site for

materials handling purposes" he said. At the project's peak, there were 120 people working on the project.

"We also worked with key stakeholders including the client, CIC Australia, project superintendent Turner and Townsend, subcontractors, suppliers, as well as Local Government agencies. We also communicated with the surrounding neighbours."

Established in 2011, Bloc (ACT) is a leading residential and commercial design

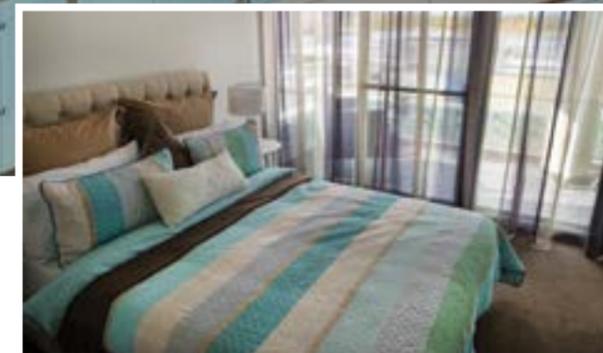
and construction company. The business is a result of the amalgamation of Redwin Constructions and Space Developments ACT. The Bloc team has extensive experience when it comes to managing the design and delivery of commercial and residential construction projects.

This is demonstrated by the company's comprehensive portfolio of successful projects, including a number of large-scale residential developments and office projects for the Department of Health

and Ageing, Department of Human Services and the Australian Taxation Office.

As well as the Quayside development, Bloc is currently undertaking other projects in the Kingston precinct and is working on a number of other developments in the Canberra region.

For more information contact Bloc (ACT) Pty Ltd, Unit 5/2 Trevillian Quay, Kingston ACT 2604, phone 02 6162 1673, email info@bloc.com.au, website www.bloc.com.au.



THE BEST ENGINEERING SOLUTIONS

With a history as a geotechnical and geological consultancy spanning almost 30 years, ACT Geotechnical Engineers' quality advice and efficient service has seen it gain a solid reputation within the construction industry.

Originally founded in Canberra in 1985 as Peter J Burgess & Associates, ACT Geotechnical Engineers was formed 20 years ago. Today the company has a highly capable mix of young and experienced Geotechnical Engineers and Engineering Geologists who have a comprehensive understanding of the industry.

ACT Geotechnical Engineers' solid reputation also extends to its government and municipal clients. Having conducted geotechnical investigations for many of the sites at the Kingston Foreshore, ACT Geotechnical Engineers' expertise was also utilised during construction of the Quayside Kingston apartments.

"This included inspecting and certifying soldier pier footings, inspecting and certifying the foundations of pad and strip footings, and testing and assessing the modulus of the groundslab foundations," ACT Geotechnical Engineers' Jeremy Murray said. "We also carried out stability assessments and provided stabilisation measures to ensure safe and stable excavations, provided advice for groundwater control, and excavated material assessments for re-use."

With its head office based in Canberra, ACT Geotechnical Engineering not only provides its services to the ACT and surrounding region, but

also consults on projects across Australia. The company provides an extensive range of services including geotechnical site investigations and reporting, engineering geology, foundation engineering, dam engineering, embankment design and specification, and slope stability and risk assessments.

It also provides pavement engineering, design and condition surveys, deep excavation support, footing and excavation supervision and certifications, slope/retaining structure analysis and design, and much more. A full list of the comprehensive range of services offered by ACT Geotechnical Engineers is available from its website www.actgeoeng.com.au

For more information contact ACT Geotechnical Engineers, Unit 5, 9 Beaconsfield Street, Fyshwick ACT 2609, phone 02 6285 1547, website www.actgeoeng.com.au

CIC AUSTRALIA – MAKING COMMUNITIES

Specialising in land and apartment development and employing 60 staff across its offices in Canberra, Adelaide and Darwin, CIC Australia Limited is one of the country's most progressive developers. Established in 1986, CIC Australia continues to be behind some of Australia's most significant development projects, including the Quayside complex on Canberra's Kingston Foreshore.

Quayside is a Mixed Use development consisting of 100 apartments in 4 storeys above ground floor commercial space and a single level basement car park. The company managed the design team to the project's Development Approval and Construction Certificate approval. It also procured the builder and is managing the Quayside project to completion.

CIC Australia Built Form Manager (Canberra) Lindsay Hunter explains that the land for the Quayside development was originally purchased in 2007. The project hit a bump after the development's initial planning approval was appealed to the ACT Civil and Administrative Appeals Tribunal. Following a redesign of the plans, the development was approved in 2011.

At the time of writing, 92 out of 100 contracts had been secured and the development was on track to be finished by late July 2014.

"Since that initial sales period we had 50 contracts, we now have 92 since the redesign went to market. So it has been well received," Lindsay said.

"The development also has 10 commercial tenancies – a total of approximately 2000 square metres of commercial space."

Although CIC Australia's core business is land and subdivision, the company continues to target built form opportunities as they arise. This included The Ambassador apartment development in Canberra's inner-south suburb of Deakin – a landmark development on the former Embassy Motel site.

It's also working on the Googong project in the Canberra region – a major development that encompasses a new, masterplanned township. Built on 780 hectares and located just seven kilometres from Queanbeyan's CBD, the township will include a town centre and five neighbourhoods housing up to 16,000 residents of all ages.

For more information contact CIC Australia Limited, Level 3, 64 Allara Street, Canberra City ACT 2600, phone 02 6230 0800, fax 02 6230 0811, email cic@cicaustralia.com.au, website www.cicaustralia.com.au.

BUILDING GREAT RESULTS WITH ECLIPSE

A background in both commercial and residential construction has ensured Eclipse Building Solutions has a great variety of experience within the construction industry.

It was this experience that saw the company produce a successful outcome when it was engaged on the Quayside Kingston project where it undertook the façade cladding package. This package consisted of BlueScope Steel's Longline Cladding System as well as FC Cladding.

Eclipse Building Solutions' Director Tim Hunt says the project included the use of materials and design rarely seen in Canberra. "The Longline Cladding system is quite a rare system and has never commonly been used in the Canberra region," he said.

"The Eclipse team were also faced with details specified by Quaysides' architects that had never been attempted before in Canberra. Taking this project on meant engaging internal engineering teams and architects. But in the end, Eclipse came up with an original design that had never been seen in Canberra before which led to the final product."

On average, Eclipse Building Solutions had 15 employees on site during the Quayside Kingston project.

Priding themselves on a business consisting of a hardworking, talented and respectful team, Eclipse Building Solutions was established in Canberra three years ago by Tim and his fellow director Steve O'Neill.

Its business direction mainly focuses on façade cladding and fit outs for commercial and unit developments.

This business focus has already seen the Eclipse name associated with major projects. These projects include the HMAS Harman Naval Base, Australian Institute of Health and Welfare government building in Bruce and the Beaconsfield Business Park in Fyshwick.

For more information contact Eclipse Building Solutions Pty Ltd, 119, Lawrence Wacket Crescent, Theodore ACT 2905, mobile 0400 003 372, email tim@eclipsebuild.com.au



Quayside Kingston Harbour

SPECIALIST BUILDING TECHNOLOGY SERVICES

SLR Consulting Australia applies advanced technologies and innovation to manage risks, optimise opportunities and enhance the cost effectiveness of project solutions.

Guidance is provided from planning and design through to compliance assessment and the ongoing operational stages of architectural, construction, industrial, minerals extraction and infrastructure development projects.

Quayside Kingston Harbour, ACT combines 96 one and two bedroom apartments and four three-bedroom penthouses with double garages. Quayside also includes approximately 2000m² of commercial/office accommodation and a restaurant.

SLR provided a suite of environmental specialist building services for the project from the early concept design stage all the way through to completion. These included:

- Assess the environmental impact of the proposed building with respect to Environmental Wind Effects
- Conduct a Thermal Comfort Modelling of the proposed Building.
- Consult and coordinate the Energy Efficiency requirements with the consultant team throughout the design and documentation period

- Conduct a BCA Section J Compliance (JV3 verification method) for the commercial component of the project
- Establish cost effective solution while meeting the design aspiration for the project.
- Respond to queries and matters arising from the documentation and issuing any clarifications requested
- Inspect for defects and preparation of the defects list prior to the issue of a certificate of practical completion for the construction contract.

SLR's services embrace both the engineering and financial aspects of implementing cutting edge building technology with guidance provided across planning, project management, concept and detailed design through to compliance assessment and ongoing operational stages.

The integrated team of building technology, CFD and renewable energy consultants have earned a highly respected reputation for the services provided both here in Australia and internationally.

To find out more about how SLR Consulting can assist you please contact, Neihad Al-Khalidy, CFD, Wind, ESD and Energy Technical Director, mobile 0401 416 274, email nal-khalidy@slrconsulting.com



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RIVERINA SAFES & LOCKS – YOUR KEY TO SECURITY

Getting it right the first time is vital when it comes to door hardware and locking systems – and getting it right is what Riverina Safes & Locks do. Specialising in the supply of architectural door hardware and bathroom fittings, and key systems, Riverina Safes & Locks has the security solution, whether it's replacing a lost key or installing a complete lock system.

Riverina Safes & Locks was engaged on the Quayside Kingston Harbour development to supply the development's locks and door hardware. Working on the project was Mark Sawer and Brent Hathaway, who used Australian-owned Novas Door furniture and locks, while the door seals were from Kilargo, whose products are Australian-made and the company Australian-owned.

Before setting foot on the Quayside development site, most of the initial work was done via the development's plans. This ensured the proper preparation work was undertaken and any changes made prior to installation made it easier for the client to install the correct products to the highest standard

Although it's been in business for almost 30 years, the family-owned and operated Riverina Safes & Locks has provided quality products, services and advice for more than half a century.

The company has nine employees and has a huge range of locks, door hardware and seals, safes, security master keyed systems, security monitoring and much more. The company is also currently supplying GEZE TS 4000 electronic free swing doors. For those times when you have been locked out at home or work after business hours, it even has an emergency all hours number to get a locksmith to you.

Riverina Safes & Locks is currently working on the Kinross Boarding School in Orange and the Doma Group's Bruce complex in Canberra.

For more information contact Riverina Safes & Locks, 13 Berry Street, Wagga Wagga NSW 2650, phone 02 6921 3517, fax 02 6921 6768, website www.riverinasafesandlocks.com.au