

# MERITON LIVE AND BREATHE APARTMENTS

**MAIN CONSTRUCTION COMPANY :** Meriton  
**CONSTRUCTION VALUE :** \$77 million  
**COMPLETION DATE :** October 2014  
**ARCHITECT :** DBI Design  
**ENGINEER :** Bonacci Group NSW Pty Ltd

The \$77M Vertex Apartments is an elegant landmark in a commanding position. Consisting of 3 buildings and soaring 22 levels, Vertex offers unmatched views, large balcony and terrace areas.

"We build, live and breathe apartments. We are consistently uncovering what the market wants, and we endeavour to meet what the market needs, not what we think it needs," said Mr Harry Triguboff AO, founder of Meriton, "Australia's biggest residential apartment development company".

The \$77 million Vertex project is Stage 4 of Meriton Apartments Pty Ltd's Victoria Square project. It is located at 3 Bindon Place, Zetland, at the south eastern corner of the development. Zetland, an inner-city suburb of Sydney, NSW is 4 kilometres south of Sydney's CBD.

The suburb is currently experiencing rapid change resulting in a diverse mix of commercial, industrial, retail and residential development.

Redevelopment of nearby Victoria Park and Green Square has occurred over a period of about 12 years. "The \$8 billion Green Square project is transforming the southern precinct of our local area into a vibrant and sustainable urban environment," says Sydney City Council.

"The City has committed \$440 million over the next 10 years to deliver quality infrastructure and community facilities such as the new library, plaza, and aquatic centre as well as parks, public art and community creative hub."

Victoria Square also includes Meriton Serviced Apartments Zetland designed by Tony Caro Architects. Completed in December 2012, it was shortlisted for the 2013 NSW Architecture Award Multi Residential and the 2013 Lord Mayor's Prize for Design Excellence in the Public Domain. Also part of the Victoria

Square project, at 10-12 Defries Avenue, to the north of Vertex, is VSQ3, comprising 435 apartments and a childcare centre for 61 children designed by Architex.

The Vertex project was designed by DBI Design Pty Ltd based in Brisbane. It consists of group of buildings where block A/B is 8 storeys (B) and 14 storeys (A), block C is 7 storeys and a tower building E is 22 storeys.

The project has staged completion dates with the first block completed in July 2014, the second will be completed in December 2014 and a further two blocks by March 2015.

The project has 287 apartments in a mix of 126 one bedroom apartments, 137 two bedroom apartments and 24 three bedroom apartments with 192 car spaces and 130 bicycle parking spaces.

Other Sydney suburban residential projects by Meriton include Eon Apartments, at 118 Joynton Avenue, Zetland, Altitude Apartments, at 330 Church Street, Parramatta, Mascot Central Apartments at 19-33 Kent Road, Mascot, Epping Park Apartments at 61 Mobbs Lane, Epping and Macquarie Residences at 88 Talavera Road, Macquarie Park.

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# WINDOW OF OPPORTUNITY

“Alutec Windows is a rapidly growing company with a management team of result focused members who strive to supply prestigious products for our growing client base; this can be experienced in Meriton’s VSQ4 project at Zetland,” said Arthur Jones, Production Manager.

VSQ4 consists of 3 buildings with 283 apartments. The buildings have a range of single and double glazed window and door products including sliding windows, sliding and hinged doors, double hung windows and awning windows. Alutec Windows collaborated with Ullrich Wintec Aluminium Systems to provide unique products to meet the modern design requirements of the VSQ4 project.

Alutec windows complied with the BASIX requirements for this project. The company worked closely with their glass and aluminium suppliers to ensure all products met the stringent energy and acoustic specifications. This means they can provide a client like Meriton with results that are both distinctive and well suited to the project, as they have at VSQ4.

Alutec Windows is an Australian, family-operated business. Alutec’s directors, Jason and Steven Doriguzzi, as well as senior staff, are

hands-on, and are involved in every aspect of the company’s projects, including fabrication and on-site installation.

They have an experienced and quality-focused team of designers, tradesmen and apprentices working together to produce outstanding end results in their product in a short amount of time. Alutec’s staff pride themselves in manufacturing everything locally and in making sure they work exclusively with locally based suppliers. “This is why we can produce at a fast pace and provide our clients with a solid and high end product,” said Steven Doriguzzi.

Alutec Windows has worked with Meriton on various Sydney projects including Macquarie Residences, a 405 apartment building at Macquarie Park, a 155 apartment building at St Ives, a 305 apartment building at Arncliffe and a 105 apartment building at Rhodes.

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## THE COMPLETE DEAL

Acknowledged specialists in high rise basement tanking, Complete Injection & Waterproofing Pty Ltd (CIW) have worked with Meriton, including VSQ4, since 2002. Working closely with Meriton and the design team at the outset ensures that potential problems can be identified and successfully overcome using innovative solutions, such as the integration of the ground slab waterproofing with CSM walls. The aim is to continually develop the waterproofing capabilities, using improved products and techniques that increase efficiency and meet the vigorous demands of the construction programme. We concern ourselves with producing a fully warranted result, whether the substrate is precast panels, CSM, steel sheet pile or systems such as Dincel, AFS and Star Walling whom we work closely with to provide watertight solutions.

Complete Injection & Waterproofing protected the VSQ4 basement slab using the SwellSeal MS Bentonite System from Neoferma Australia, with hydrophilic waterstops and injectable hoses. SwellSeal MS is of an advanced design consisting of a composite of high quality polypropylene geotextiles, a two hundred micron PE (Polyethylene) liner that encapsulates 5500 grams of high quality sodium bentonite

per square metre. Providing superior chemical resistance and extremely low permeability for water vapour and gas transmission compared to other systems. When hydrated this results in an impervious membrane that will be maintained for the life of the structure. CIW also installed, De Neef Bentoject, a unique product combining the self-sealing properties of a Bentonite waterstop with the capability of a post injectable hose system for the sealing of construction joints in concrete.

CIW are currently working on a number of Meriton projects including Kent Rd. Mascot, McEvoy St. Lane Cove, O’Dea Av. North, Ocean Vale, Warriewood and Sundale, Southport QLD. Other projects include East Village (Dasco) The Chelsea (Piper Constructions), Serenity (Calibre Constructions) and we have successfully completed the salt extraction from the walls of the National Trust Headquarters in Brisbane – part of our suite of remedial services.

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