

CANBERRA'S NEW JEWEL

A residential development on an island in the nations capital really lets The Doma Group's expertise shine

BRIDGE POINT KINGSTON / THE DOMA GROUP

“Bridge Point is arguably the most prestigious residential address in Canberra and buyers will live on Canberra's only residential island with private interrupted views that will never be built out.”

Offering the same locale as Australia's leaders and some of the most picturesque scenery this country has to offer, Bridge Point is the new jewel in Canberra's crown. It features a master planned community of truly exclusive residences, apartments and beautiful penthouses, all built off a purpose acquired island space.

The development encompasses a common room, media room and exclusive gardens, making the island a completely private residential hideaway. With its proximity to the CBD, Manuka and Kingston, the island is a unique combination of absolute privacy and proximity to Canberra's central hubs.

Only one apartment remains, along with the exclusive Residences which are priced from \$2.2 million.

Derek Whitcombe, the Director of Residential Project Marketing, says that the sought after location has made Bridge Point extremely popular. “Bridge Point is arguably the most prestigious residential address in Canberra and buyers will live on Canberra's only residential island with private interrupted views that will never be built

out,” he said. Taking full advantage of the island location and celebrating its water frontage, open space and the lake itself, Bridge Point brings together lifestyle, elegance and quiet. Situated at the desirable northern point of its island location on Lake Burley Griffin, Bridge Point is designed to complement the Lake and surrounds.

The project presented significant challenges for The Doma Group, the developers that saw opportunity in the spectacular site. The Doma Group Marketing Manager, said that the team was more than capable, and that all it needed was careful planning. “We've been involved in a vast array of ACT based projects consistently running into the tens of millions of dollars, so we felt confident in our capacity to complete this project,” she said. “We were careful to ensure we enlisted extremely diligent partners including designers, electrical, civil and other contractors, all with the aim to produce a harmonious end product.”

There are very few dwellings within the entire project that can be said to be identical in the development. Each dwelling has its own niche characteristics and design elements to ensure

these residences are not just houses, but homes. The intent is for buyers to feel like they are at home in their freestanding house, instead of in an apartment. There's plenty of parking allocated for family visitors and you feel like you're completely alone, even when you're on your balcony.

Building on an island configuration offered The Doma Group a significant amount of marketing opportunities, but that didn't come without extremely challenging building processes. “Our civil works team, our contractors, they had to develop new processes in order to get their machines into position and complete this project on time and on budgets,” she said. The end result, however, can't be denied. Whether a standard apartment, a penthouse or a townhouse residence, those who dwell in the area are in for a real treat. Master planning will see the area develop into a truly thriving community where a marina, exercise facilities, cafes and parkland are all within easy reach of the new homes.

The Doma Group is a Canberra-based group of family owned companies that began in 1974 as residential home-builders. Since that time,

the strength of the Group has grown rapidly with a concentration on multi-unit residential development and construction in the ACT.

The financial strength of the Group was initially delivered through the retention of some of the multi-unit sites as investments. With the residential property portfolio underpinning the Group, some diversification was undertaken with the Group making significant investment in the local hospitality market and then the commercial office market.

The Group is now recognised as one of the largest multi-unit development and construction companies in the ACT, the largest private hotelier in the ACT and a significant participant in the Woden and Barton commercial property market. They have also recently expanded into New South Wales with the purchase and refurbishment of licensed hotels, each of which have further development potential.

For more information contact The Doma Group, 18 National Circuit Barton ACT 2600, phone 02 6260 7750, website: www.domagroup.com.au





PROVIDING THE GEOTECHNICAL ENGINEERING KNOW-HOW FOR BRIDGE POINT KINGSTON

Working on a project like Bridge Point presents a range of unique challenges, with one of the biggest being its unique water based location. Because of this, the developers needed to ensure all of the required investigation of the subsurface conditions was conducted prior to commencement of construction to make sure the integrity of the structure foundations was to remain intact.

ACT Geotechnical Engineers were retained to consult on the project on an ongoing basis. Jeremy Murray, Director at ACT Geotechnical Engineers, said they were commissioned to provide geotechnical investigation of the substructure that the site is on as well as geotechnical advice and consultation in relation to the substructure right through the construction process.

"It's been a long job, but the client wanted to make sure there wouldn't be any problems down the track. It was absolutely vital that

we undertook a thorough geotechnical investigation to ensure we had a detailed understanding of the geology of the site, to enable us to determine the most suitable footing solution."

One of the biggest challenges ACT Geotechnical Engineers faced when working on the Bridge Point project was the shallow groundwater at the site, and the deep soils, including land reclaimed from Lake Burley Griffin overlying soft alluvial soils, that were quite loose and collapsed at the drop of a hat. "It took time to find practical and economical solutions to these issues, but we provided a footing system that helped the client overcome these problems and move forward with construction," Jeremy said.

ACT Geotechnical Engineers are a highly specialised geotechnical engineering consultancy, and one of very few in the country, making their skill set highly prized by developers Australia wide. "We have the ability to work on any project in the country, and are highly mobile," Jeremy said. This flexibility has seen them grow year on year, and remain in business through volatile markets for over 18 years.

For more information contact ACT Geotechnical Engineers, 31 – 37 Townshend Street Phillip ACT 2606, phone 02 6285 1547 or 0404 064 858, website: www.actgeoeng.com.au, email: jeremy.murray@actgeoeng.com.au



CEMENTING A SOLID REPUTATION FOR EXCELLENCE

With over 30 staff skilled in every aspect of concrete, Belconnen Concrete can deliver exceptional results for any project. Since 1970 they have been providing projects in Canberra and beyond with timely, professional and quality concrete services, growing largely by word of mouth into one of the largest concrete companies in Canberra.

For Doma Group's Bridge Point Kingston project, Belconnen Concrete provided all the pumping, placing and finishing of the concrete for the complex project, including both the luxury apartments and the lakeside homes.

One of the company's strengths is project management, and this planning ability ensured that all their trucks, pumps, staff and concrete mixtures were on site when required, and the job completed in a safe, efficient and timely manner.

Belconnen Concrete is a family-run business which started out on small residential projects, and are now pumping, placing and finishing approximately 150,000 cubic metres of concrete every year.

Many of their staff are trained in house, and as a consequence are highly skilled in their area of trade expertise. Many of the team have been with them for a decade or more, and some for over 25 years.

This creates a cohesive, experienced team, which coupled with their focus on providing best practice, enables the company to guarantee the quality of their work, offering clients an exemplary degree of quality assurance.

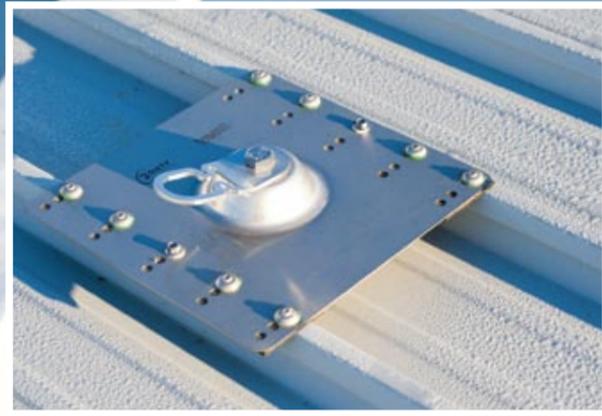
The commitment to the company from its employees is mirrored in the commitment the company has made to its clients, like Doma, who Belconnen Concrete have completed numerous projects for, including the Sirius Building and Realm Park.

Between repeat business from satisfied clients like Doma, and their track record of producing outstanding workmanship for projects across the ACT and surrounding region, as far north as Sydney and Albury to the south, Belconnen Concrete's future looks very solid.

As innovators at the forefront of their trade, Belconnen Concrete set the standard for concrete pumping, placing and finishing in the growing ACT construction marketplace.

For more information contact Belconnen Concrete, PO Box 1002 Fyshwick ACT 2609, phone 02 6280 2700, website: www.belconnenconcrete.com.au, email: reception@belconnenconcrete.com.au





AM & DM ROOFING MORE THAN UP TO THE TASK

Colorbond roofing is a product that has truly come a long way. Now an extremely attractive option for its looks and longevity, many building companies have opted to roof their own houses in this quality material.

AM & DM Roofing were commissioned to provide and install the colorbond roofing on the entire Bridge Point project. Not a large but detailed undertaking, Danny Hatley, project manager of AM & DM Roofing, said they were more than up to the task. "A lot of work went into preparing the project to make installation as fast as possible so as not to hold up the rest of the project," Danny said. The end result across both the homes and the apartments has turned out extremely well, with the sleek lines of the design carrying right through the roof.

With a range of capacities including copper, zinc and Colorbond and Smartfix cladding systems, AM & DM roofing are able to take on virtually any project from the smallest individual house right through to commercial and residential developments such as what they've done at Bridge Point. "We've been operating for almost 35 years and have

a team of 15 extremely skilled tradesmen that draw from a range of skills in virtually every type of roofing and cladding currently available to developers," Danny said.

The success of the Bridge Point project has led to a range of other jobs that AM & DM Roofing have been commissioned on, including a large Airport terminal carpark, 4 National Circuit Barton and a range of residential developments.

"AM & DM Roofing is all about Quality not Quantity, we don't like to over commit on too many projects at the one time, preferring to concentrate on the jobs where the builder or client is prepared to spend a little extra to get a better result," Danny said. "In Canberra, whether you're doing a good job or bad job, word travels quick. With this philosophy we will never be without work."

For more information contact AM & DM Roofing, Danny Hatley, email: danny@smartfix.com.au, mobile: 0410692747, phone 02 6162 0733 website: www.smartfix.com.au

WONDERFUL WATERWORKERS

Delivering an integrated hydraulics package to a prestige residential project located on a man-made island has been an excellent demonstration of the project management capacities and trade skills held by D-Group. The company's Hydraulics Division undertook the supply and installation of all the necessary services for the Bridge Point project at Kingston, ensuring all the systems installed contributed to the project's water efficiency.

D-Group's scope included the supply and installation of sewer, stormwater drainage and stack work; domestic cold water systems; hot water system; fire hydrant system; gas services; and general plumbing works, all completed over a 16 month period by their team of twelve tradesmen and site foreman.

"Due to the complex set up of each unit, coordination with other trades involved was the key to making the project run smoothly," said Dino Jugovac, D-Group's Managing Director.

"Site access was a challenge, and due to the precast panels being used and the panoramic windows installed to maximise the view, installing the external hose taps and gas BBQ point on the balconies for clients also proved a challenge. Space was very limited to run these services, and we also had to be conscious of the overall design aesthetic of the project, which aimed to achieve very clean lines."

The water-efficiency aspects of the hydraulics installation include 5 Star water saving taps and toilets, a centralised hot water system with flow and return system; and the installation of rainwater tanks in the basement, which feed the irrigation systems throughout the building. D-Group works closely with both the client and the builder, to ensure they achieve the highest possible standards of performance and quality. The company's team of over 100 employees work to certified management systems, with third-party accreditation for Quality Management Systems to ISO 9001:2008, Workplace Health and Safety Management Systems to AS/NZS 4801:2001, and Environmental Management Systems to ISO 14001:2004.

Having a multi-disciplinary operation gives D-Group the capability to tackle demanding, complex jobs in tight timeframes. Through cohesive integration of the various divisions – Hydraulics, Civil Works, and Project Management – achieving any scope of works to the highest possible standards is assured.

For more information contact D-Group, 5 Whyalla Street Fyshwick ACT 2609, phone 02 6162 3377, fax 02 6162 3388, website: www.d-group.com.au





GENPLUS THRIVES DAY IN, DAY OUT

Some of the most vital components to a building project are also some of the least visible. Genplus Hire have been supplying industrial generators, lighting, compressors and other vital gear to building sites around the ACT and NSW regions for decades now, and know what it takes to get a project of this significance off the ground. Richard Doggett, the CEO of Genplus Hire, told us the importance planning played in the process of the Bridge Point project.

“A larger project such as Bridge Point requires us to bring in additional plant, which needed to be factored into the equation before first ground even broke,” Richard said.

When looking at Bridge Point it can be easy to forget the amount of people and machinery involved in putting it together behind the scenes. “We provided plant and equipment for construction site power, tower crane and critical dewatering plant for this project,” Richard said. “Genplus Hire regularly provides power for construction sites from single site sheds through to powering multistorey buildings and large blocks during major utility upgrades.”

Genplus Hire is in the unique position of being able to provide both big business power and lighting solutions and small business service.

“We are a big business and we have a lot of plant available to suit just about any power application needed as well as providing onsite technical support from licensed tradesman and full turnkey solutions to all power problems,” Richard said. The company adopts a flexible small business philosophy to ensure they can meet customers demands.

“We’re able to act at a moments notice and position any gear that’s required right around the country, all it takes is a phone call.”

It’s this flexibility that won Genplus Hire the Bridge Point project and why their business continues to thrive day in, day out.

For more information contact Genplus, phone 02 6297 2641, mobile 0412 663 566, website: www.genplus.com.au



A SUCCESS FROM START TO FINISH

When the Doma Group started looking for suppliers and installers to fulfil their requirements on the Bridge Point project, they knew they needed someone reliable who could take care of the whole insulation process from start to finish. Frank Samsa, Manager at Capital Insulation, said their flexibility was a big part of the agreement.

“We were able to offer the expertise required for such a large job, yet were able to be flexible in the requirements of the job as they changed and developed over time,” Frank said. “We had plenty of staff that could service the project yet we were a local team, based right in Canberra so we could offer everything they need.”

With Bridge Point aiming squarely at the high end of the residential sector, it was important from the outset to have only the best products involved in the build, and the insulation was no exception.

“Fletchers and Foamex insulation, Kingspan and Acoustica and Thermotec sound proofing are all high end products that we use

in our business,” Frank said. “Along with our SolarBright skylights and Ampelite roof vents we have been able to offer a full suite of products to the Doma Group.”

One of the great things about Capital Insulation is that not only do they offer consultation and supply services, but they also have a dedicated team of highly skilled installers to offer an end-to-end service.

“Our team have been undertaking installations in the apartments, penthouses and the homes to ensure everyone in the new development can make the most of the highly scenic location without having to worry about the often cool winter breezes that come off lake Burley Griffin.”

Capital Insulations expertise has seen them undertake a wide range of jobs in the Canberra area, and see them getting busier every year.

For more information contact Capital Insulation, phone 1800 433 348, website: www.ceft.com.au



AUSTRALIA'S PREMIER FINISHINGS COMPANY WRAPS UP BRIDGE POINT

As each new development in the country, and indeed right around the world, starts to take shape, there are a number of areas of the build that need attention from a team of specialists, which many may not even consider. Yet it's these specialist finishes that can make the difference between the project being a commercial success and a break-even or even a loss project.

Chernway Pty Ltd are experts in the finishing touches. Everything from bedspreads and table linen right through to blinds and curtains fall within Chernway's area of expertise, and the evidence is well and truly clear when taking a look at the end result that is the Bridge Point project.

"We were commissioned to provide all the finishing touches that people often don't think about, yet are the vital selling points that tip buyers over the edge," Chernway Director, Richard Heather said.

"The key to servicing a job of this scale is offering realistic price points for the bulk buy, but matching the extremely high quality of the rest of the build. At the end of the day, there's no point delivering under your original

quote if your materials and workmanship don't live up to the standards of the rest of the project, you'll only be laughed off the job site."

Chernway have built a reputation for themselves right around the country to the point where Australia's most prestigious new developments and remodels go directly to them. Hilton Hotels, Travelodge, Ibis, Novotel, Alice Springs Resort and now Bridge Point are all a part of Chernway's portfolio, speaking volumes for the quality of their work.

"We only source the finest materials, offer full warranties and use the most highly skilled fabric and materials workers in the country to ensure we develop a flawless result every time," Richard said.



For more information contact Chernway, 4 Young Street Annandale NSW 2038, phone 02 9564 1622, website: www.chernway.com. Vertilux, website: www.vertilux.com.au

BEST OF THE BEST

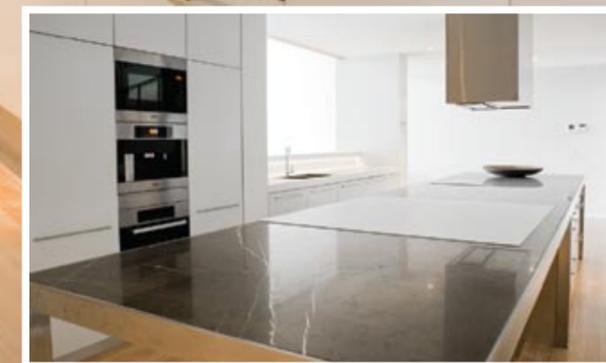
When Ellwood Detail Joinery, also known as EDJ, was given the opportunity to provide the joinery for one of Canberra's most significant developments, they knew that the scale of the project was going to be the biggest hurdle.

"It's not often these days we are given the opportunity to use the 'best of the best' when it comes to a project of this size," Owner of Ellwood Detail Joinery, Matthew Ellwood said. The Doma Group instructed EDJ to use the highest quality hardware and materials available on the market. "All aspects of the functionality and aesthetics of the joinery were carefully considered to ensure the individual needs of the owners were met," Matthew said. This meant that EDJ were designing and constructing many individual joinery pieces as opposed to building repetitive designs modified to each suit each layout.

EDJ worked closely with the construction team to plan out the program needed that would ensure the quality of each joinery item was maintained throughout the project. They utilised a team of highly skilled staff who are committed to achieving the best possible outcome, many of whom have been with the company for over a decade. Keeping control of each process is very important to EDJ, who utilise 1200m² of factory space, modern processing machinery and the largest spray painting facility in the region to maintain the highest standards of quality.

Owners, Ben Smith Roberts and Matthew Ellwood established EDJ back in 2000. Their focus was to become a Joinery focused on quality and not necessarily scale. However, after investing heavily in equipment and a-grade premises they've been able to establish a joinery that provides large scale fit outs whilst maintaining high standards of quality. They are continually looking to embrace new technology and techniques to ensure they remain as up to date as possible in a tightening market.

For more information contact Ellwood Detail Joinery, 40 Silva Ave Queanbeyan NSW 2620, PO Box 1168 Fyshwick ACT 2609, phone 0408 667 747





NATURAL CHOICE



Well known for their dedication to the environment by sourcing and utilising natural products which are low VOC and recyclable, Q Commercial Carpets were the best choice for the Bridge Point Kingston project in Canberra. The project has seen the combination of natural and distinctive design choices to make this development a truly desirable place of residence.

The natural confinement of the beautiful waterfront setting presented some management challenges in order to integrate the throughput of flooring professionals. Flooring specialists are generally the last of the construction effort prior to the finalisation of development work. Consequently considerable effort was essential to ensure programing and scheduling deadlines were met without detriment to the standards of excellence predetermined.

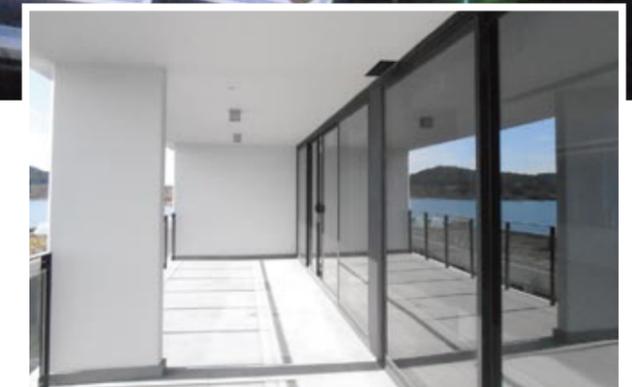
Q Commercial flooring specialists blended with the multitude of trades at the site to pursue ultimate quality finishes demanded by the prestigious nature of the development. Extensive use of exotic lime wash finished solid timber floor is juxtaposed with the softness of Cavalier Bremworth wool carpet. Prior, the finishing surfaces floor preparation in various forms was undertaken to grind concrete, install leveling compound and supply and install ply wood sub floors and cork underlay to maintain the rigorous standard of sound attenuation demanded.

Q Commercial Carpets upholds a notable reputation by continually providing a high standard of customer service and quality of workmanship that the steadily growing company is proud to stand behind.

The team at Q Commercial Carpets has delivered countless major projects across the ACT and South East of Australia. Their portfolio includes numerous 500+ unit residential developments, commercial office complexes, prestige hotels and motels, suburban clubs, health care facilities, retirement villages, aged care facilities and major shopping centres.

Q Commercial Carpets recognise that their employees are their greatest asset and focus on providing a safe working environment at all times. They are also committed to the future of their trade, ensuring the next generation of flooring specialists get the best training possible through the company's ongoing Apprentice Employment Initiative.

For more information contact Q Commercial Carpets, phone 02 6298 1640, email: Qcc@qcommercialcarpets.com.au



CLASSIC TOUCH

Classic Deco delivered an outstanding service on the Bridge Point Kingston Project. The team provided extensive interior and exterior painting along with window protection applications, feature walls, stair work and skim coat treatments to concrete columns.

The Bridge Point Kingston project is a luxurious complex designed to embrace the culture of Canberra. The new development offers a selection of unique residences including lavish lakefront houses, penthouses and 1, 2 and 3 bedroom apartments.

This project required a superior end result and Classic Deco undertook the challenge and provided a high quality finish for the client. With more than 30 years experience in their industry, the company was able to produce an outstanding service that complimented the building and its surrounds.

With passionate staff who are experienced in their field, Classic Deco are certainly a partner of choice in Australia. The company prides itself on delivering quality finishes that exceed client expectations. Their dedicated team of professionals provide a service that always results in a positive experience for their customers. Classic Deco is proud to be an MPA member and award winner in 2012.

Classic Deco offers a range of painting and decorating services including distinctive decorative finishes.

For more information contact Classic Deco, phone 02 6291 5587, mobile 0413 053 785 email: info@classicdeco.com.au

JLT has the knowledge, experience and skills to respond to complex risk exposures and is aware of the many challenges that influence the Construction Industry.



Bridge Point Kingston, ACT

Experience the JLT difference
It's our personalised service and approach to your business that sets us apart

JLT Construction provides insurance solutions, services and products to constructors, principals, government and consultants by:

- Listening to you and understanding your needs
- Contract reviews
- Arrangement of bespoke insurance documentation
- Product innovation

Hotel Realm, ACT

Bridge Point Kingston, ACT



Begin your relationship with JLT by contacting:

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