



## A PRECIOUS JEWEL

The \$95 Million Emerald Melbourne features continuous external glass balconies and 289 apartments with two retail outlets on the ground floor.

**CONSTRUCTION COMPANY :** Equiset Grollo Group  
**CONSTRUCTION VALUE :** \$95 million  
**ARCHITECT :** The Buchan Group  
**STRUCTURAL ENGINEER :** The Robert Bird Group

Equiset Construction was founded by the family owned Grollo Group and has become one of the largest and most successful construction groups in Australia.

The Emerald Apartments development in South Melbourne is situated on the south side of Albert Park. The building commands panoramic views to the Royal Botanical Gardens Albert Park Lake, Melbourne CBD and Port Phillip Bay. Light, space and views are main features of the design.

The building itself features a beautiful undulating surface that is influenced by the ripples of water. The tower is completely enclosed in continuous external glass balustrade balconies. Unique to the design of the Emerald is the sculptural effect of the “wavelinear” edges of these balconies, with every floor differing subtly, from the adjacent floors above and below. The curving glazed balconies give the tower its striking form and create a sense of great transparency and lightness. The building is said to “shimmer and glow like a gorgeous Venetian Vase.”

The interior design of the apartments is based on a modern Melbourne aesthetic, blending a mixture of natural materials with timeless products. Each apartment includes a contemporary functional kitchen and laundry areas with emphasis placed on maximising the living spaces. The residents will also enjoy the landscaped rooftop garden which includes outdoor lounging areas and a plunge pool.

A close working relationship was established early on in the project between Equiset and The Buchan Group to develop the design and provide building and design advice to ensure the most cost effective outcome was achieved. This interaction was maintained throughout the project all the way to completion. The successful relationship ensured the integrity of the design was maintained and realised.

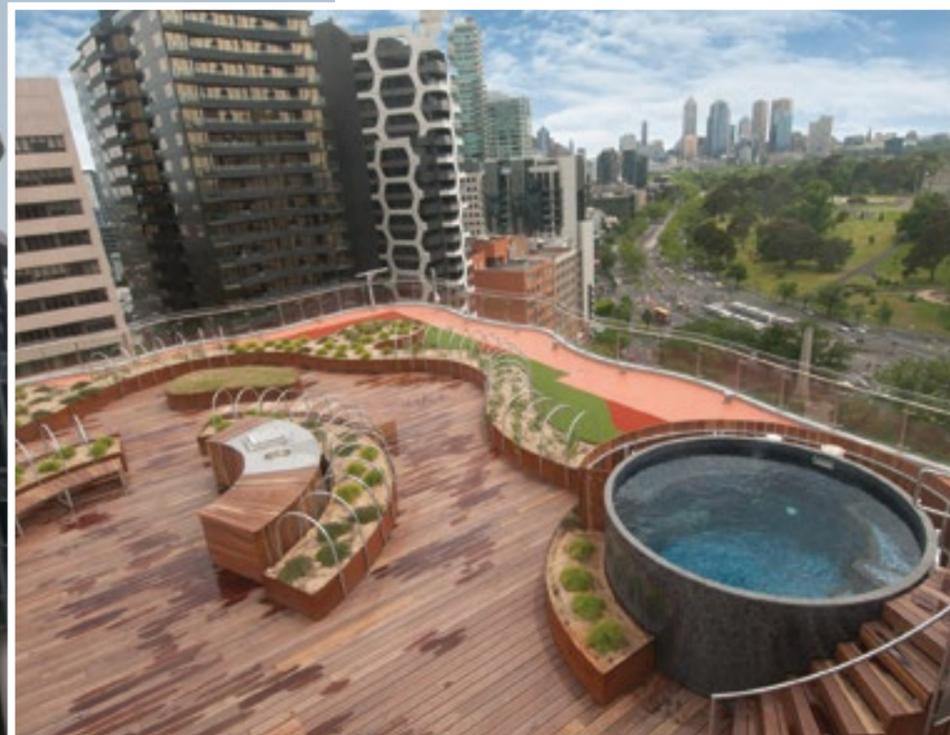
There were challenging aspects to the project from the early design development stage to the final stages. The height of the building was the subject of contention at the planning stage. The design team worked extremely hard to reach a maximum building height which would allow the design to maintain the minimum floor to ceiling heights while still allowing enough room to accommodate services and insulation in the ceiling spaces.

Lorenz Grollo describes one of the key challenges for Equiset: “We had to meet the requirements of an extremely short design and build program”. The speed of construction was key to completing the project brief. A prefabricated concrete plunge pool on the roof deck was proposed by Equiset as a solution to allow for the building and site work to be completed simultaneously and to help meet the overall completion schedule.

Grollo Group began in 1928, when founder Luigi Grollo left Treviso, Italy to start a new life in Melbourne. In the 1940s Luigi started up a concreting business with a modest team of men and one truck. The business grew over the years to become synonymous with construction and property in Australia and in 1996 Equiset was formed.

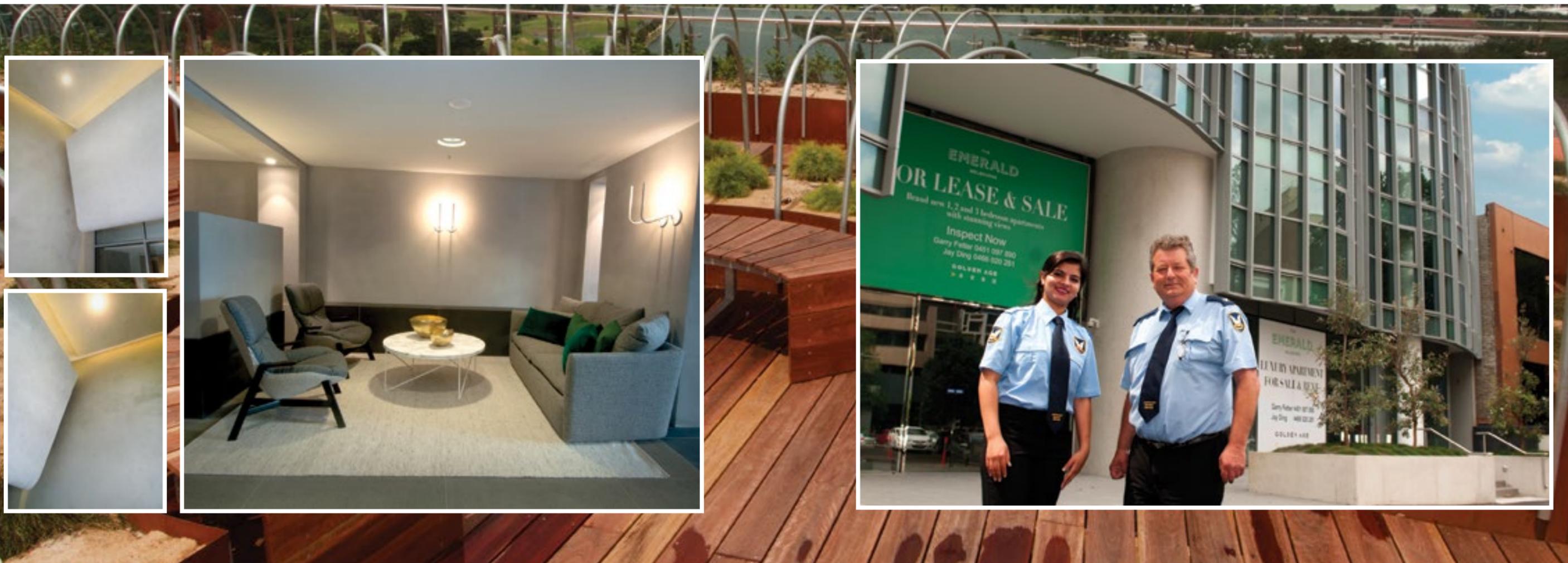
Today Equiset are leaders in the property development, project and design management and construction industries. They have developed a highly skilled and experienced management team, and have become known for delivering significant projects on time and within budget.

*For more information contact Equiset Grollo Group, Level 4, Rialto South Tower, 525 Collins Street, Melbourne 3000 VIC, phone 03 8480 0400, fax 03 9620 5977, email [info@grollogroup.com.au](mailto:info@grollogroup.com.au), website [www.grollogroup.com.au](http://www.grollogroup.com.au)*



Below Bishop Décor manufactured and installed unique textured finishes to the plaster render.

Below Australian Security Services provided security services from early construction to occupation.



**Bishop Décor is based in Melbourne and started in 1983 with the aim of introducing the Venetian Plaster and Polished Plaster Wall surfaces of Italy to the homes and businesses of Australasia.** Since then it has specialised in the manufacture and application of texture and finish products, for walls and ceilings. Most of these are based around traditional European plaster finishes which include polished plaster with a mirror finish.

Bishop's work on The Emerald was highly influenced by nature. The actual finish applied on the majority of the walls was called Marmorino Velvet plaster. "The product is a very fine plaster render that is polished and glows. It has a suede velvet appearance to it once it's applied, but it's not like a paint it's actually a plaster. And it's in a raw concrete colour which is very contemporary at the moment - the concrete look," says founder and Managing Director John Bishop.

Bishop's finishes are produced from aged limestone and raw materials that have been brought in from all over the world. John explains that they have textured finishes constructed of different stones and other raw materials in them, including hay. All finishes are hand crafted and applied by hand, meaning they are never put on with a roller, instead hand-troweled on to the surface.

The company never supplies third parties and has an exclusive supply network. Their products are only used by their own specially trained applicators.

"We have a staff that are very experienced in these applications and we keep it exclusively to our own company so that we provide a complete service and all our work comes with a guarantee," says John

The finishes are totally natural with no dangerous chemicals used in their production. All finished have been tested and have a VOC (Volatile Organic Compound) certificate. They also don't emit noxious fumes and are 'ecotelligent'.

*For more information contact Bishop Decorative Finishes, 27 Jessie Street, Richmond VIC 3121, phone 03 9525 1225, email bishopdecor@bigpond.com.au, website www.bishopdecor.com.au*

**Australian Security Services provides a hands on approach to security with the backing of 24 years experience, making the company the choice of security provider for The Emerald Melbourne development.**

From its earliest years Australian Security Services have developed a focus on the exhibition, conference and event market. However the company still has a strong presence in the construction industry providing its security services for asset protection and safety of residents, at The Emerald Melbourne, the luxury residential development in South Melbourne.

Australian Security Services Managing Director Richard Hodgman said "We've had long term experience and that's what makes us unique. With some of our projects we can be involved from the construction stage right up to looking after them once they're occupied. And people in the construction industry and people at exhibitions and events, know us and our uniforms."

The company prides itself on having a "hands on" approach. In the case of The Emerald, Australian Security Services has been present from the building stage right up to occupation.

Australian Security services has a comprehensive 'quality policy'. The critical elements of their mission are to build special relationships with their clients, to motivate and train their 46 employees to maximise performance, technologies and strategies, as well as to deliver cost effective security solutions.

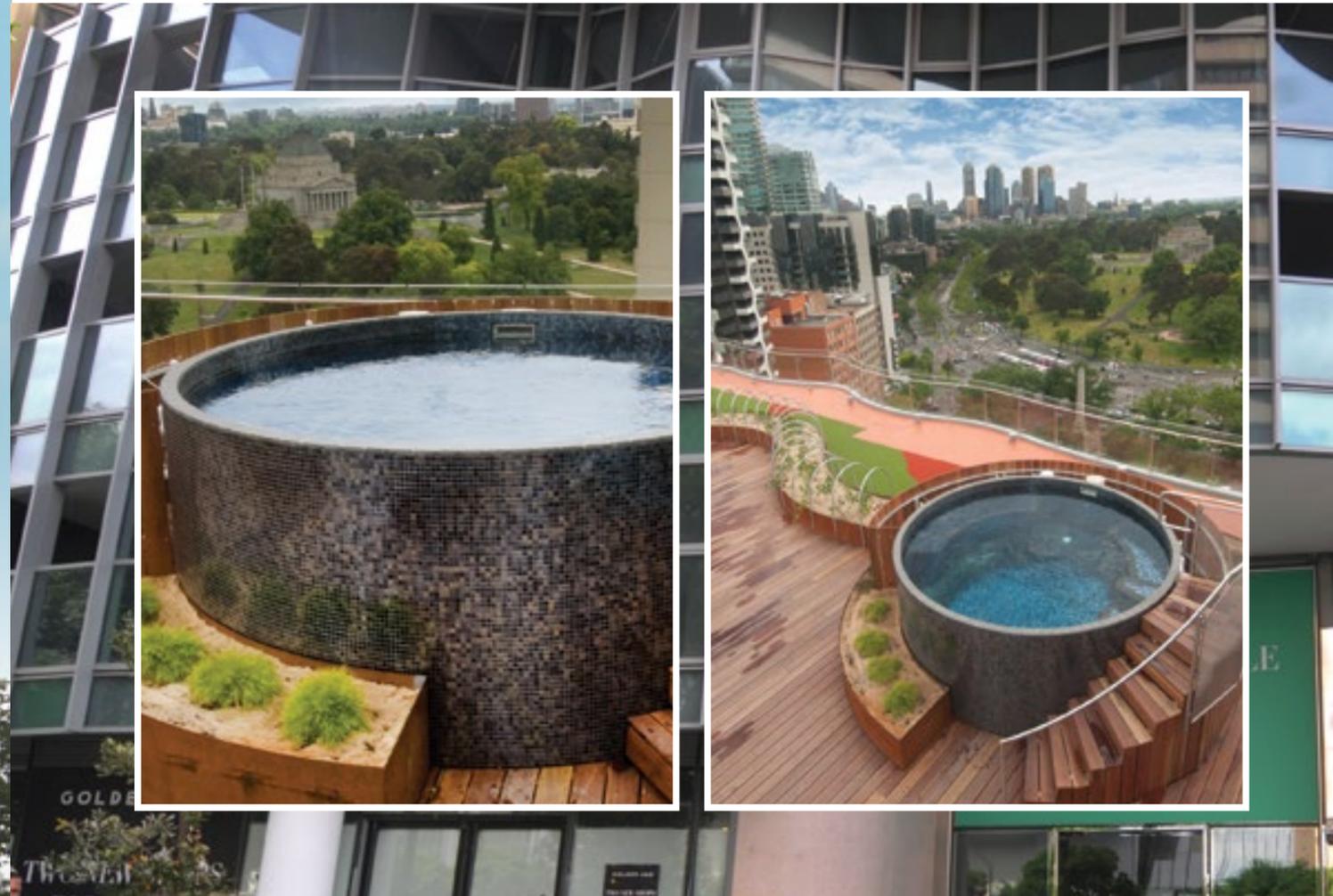
The company goes further to strive for world class performance in all that it does. This involves a focus on staff assessments by a third party security auditing firm, in addition to ongoing staff training programs.

Australian Security Services provide a range of services for the construction and education industries as well as for exhibitions, conferences and events. They can supply static guard services, front gate and traffic control, as well as crowd control. They also provide corporate security and CCTV alarm and access control solutions.

*For more information contact Australian Security Services, 481 Highbury Road, Burwood East VIC 3151, phone 03 9803 9411, fax 1300 735 707, email info@aussecurity.com.au, website www.aussecurity.com.au*



The Emerald Melbourne, VIC



**The intricate build of The Emerald Melbourne required tight deadlines and called for a specialised solution to the plunge pool for the rooftop garden.**

The boutique company Australian Plunge Pools based on the Gold Coast, provided a compact prefabricated, concrete pool that was installed in a matter of hours.

Cameron Maxwell, owner of Australian Plunge Pools, says the biggest advantage with their pools is the installation time frame. “Where a regular pool will take six to eight weeks to build (depending on the weather), a plunge pool is prefabricated and can be installed in a day. Because the product is completely factory built, the installation process can be as simple as a DIY job.”

Plunge pools have distinct advantages over spas or fibre glass pools. They can be installed in places where space is at a premium, they are concrete so they don’t deteriorate like fibre glass pools, and they are deeper than spas so you can dive in and be completely immersed in water. The compact size also means that heating and running costs are kept to a minimum.

Australian Plunge Pools can customise each pool with individual choices of tiling, seating and depth. They can also be fitted with spa jets or swim jets for exercising or just relaxing. The pool can be craned into position over a house or even on to the rooftop like at the Emerald Apartments. After installation it is just a matter of connecting the pump/filter and filling the pool with water. It can be installed in the morning and the owners swimming that afternoon

The company have found that they’re product is favoured by designers and architects for upmarket developments like The Emerald Apartments, as well as the increase in supply to the health sector. They are being supplied to aged care facilities as hydrotherapy pools and as cold ice pools for sporting clubs and health care providers.

Recently Australian Plunge Pools won a silver medal at the Sydney Garden Show.

**For more information contact Australian Plunge Pools**, PO Box 4121, Elanora QLD 4221, phone 0431 734 524, email [info@australianplungepools.com.au](mailto:info@australianplungepools.com.au), website [www.australianplungepools.com.au](http://www.australianplungepools.com.au)