

NEWQUAY PROMENADE

DEVELOPER : MAB Corporation Pty Ltd
 MAIN CONSTRUCTION COMPANY : Hickory Group
 ARCHITECT : Woods Bagot
 STRUCTURAL ENGINEER : Mordue Engineering
 CONSTRUCTION VALUE : \$116 million



A QUAY PERFORMANCE

Set in Melbourne's harbourside Docklands precinct, the \$116M NewQuay Promenade is comprised of two shimmering towers, the AQUI (bronze tower) and Promenade (silver tower). AQUI Tower consists of 272 apartments over 22-levels and the Promenade Tower consists of 164 apartments over 18-levels. Features include a 25m indoor swimming pool, a podium rooftop garden with barbeque and picnic areas, and resort-style facilities throughout.

Hickory Group has completed the brilliant NewQuay Promenade project located harbourside in Melbourne's Docklands precinct. Comprising the shimmering Promenade and AQUI towers, the Hickory team delivered both of the Woods Bagot designed towers for client, MAB Corporation, in a single project programme. Consisting of 437 apartments over a common 5-storey podium with resort-style facilities and 4-storey multi-level car park, all apartments sold out well before completion.

AQUI Tower has a bronze sheen and consists of 272 apartments and one retail tenancy over 22 levels, measuring 76m to the top of the crown. Promenade Tower has been given a silver appearance and comprises 164 apartments over 18-levels measuring 65m to the top of the crown.

Project Manager for Hickory, Peter Frank, said that the development featured five distinct maritime colour schemes and 33 modern apartment layouts. "Residents will also have a 25m indoor swimming pool, spa, sauna and gymnasium at their disposal plus a private meeting room, residents' lounge and library. The podium rooftop garden features barbeque and picnic areas and integrated gardens."

"From a construction perspective, Hickory used driven precast and sheet piling techniques to ensure the structural integrity of

foundations," Peter explained. "Our inhouse formwork structures team was involved from the commencement of specifications right through to pour, formwork and quality control. The team includes surveyors, steel fixers, riggers and labourers, ensuring our projects have direct access to the industry's most experienced structure specialists."

One of the major challenges on the project was the high level of detail to finishes. It meant a lot of time was invested to take the concept design through to shop drawings and fabrication. "Consequently the fitoutcycle times were condensed in order to meet the completion dates," Peter said.

In addition, the structural floor-to-floor height was only 2,950mm but the design brief dictated 2,600mm ceiling heights with full height windows and full height joinery. "This required precise services coordination and ductwork layouts to deliver these requirements," Peter added. "The various window systems were procured, delivered and installed by Hickory's own inhouse façade division."

At the peak of construction, Hickory had 340 people onsite. Over 1,400 site inductions were carried out. A feature of the apartment finishes was that many of the fixtures and fittings were bespoke to the project including appliances, china basins, tapware and joinery

handles. This involved product design, prototypes and offshore manufacturing.

Hickory is one of Australia's most prolific apartment builders, with proven experience in high-quality construction fitouts. Current projects in Melbourne include the Banksia Apartment development on a neighbouring site to NewQuay at Docklands as well as Claremont Manor in South Yarra, the Parque Apartments and Opera Melbourne, both in St Kilda Road and Lakeside Apartments at Albert Park.

Hickory also has a firm commitment to continuously improving its safety processes and performance, developing strict procedures and protection systems to ensure the safe containment of materials, tools and workers on all Hickory sites.

Peter said the NewQuay Promenade development reflected the very best of Hickory's core values and quality systems. "The project is a superb addition to the Docklands' landscape and will be enjoyed by residents and visitors alike."

For further information contact Hickory Group Head Office, 101 Cremorne Street, Richmond VIC 3121, phone 03 9429 7411, email info@hickory.com.au, website www.hickory.com.au



A STUNNING GUISE

Twelve Group provided full drafting and shop drawings when called in at short notice, by Hickory, builder of the NewQuay Promenade and AQUI towers at Melbourne's Docklands.

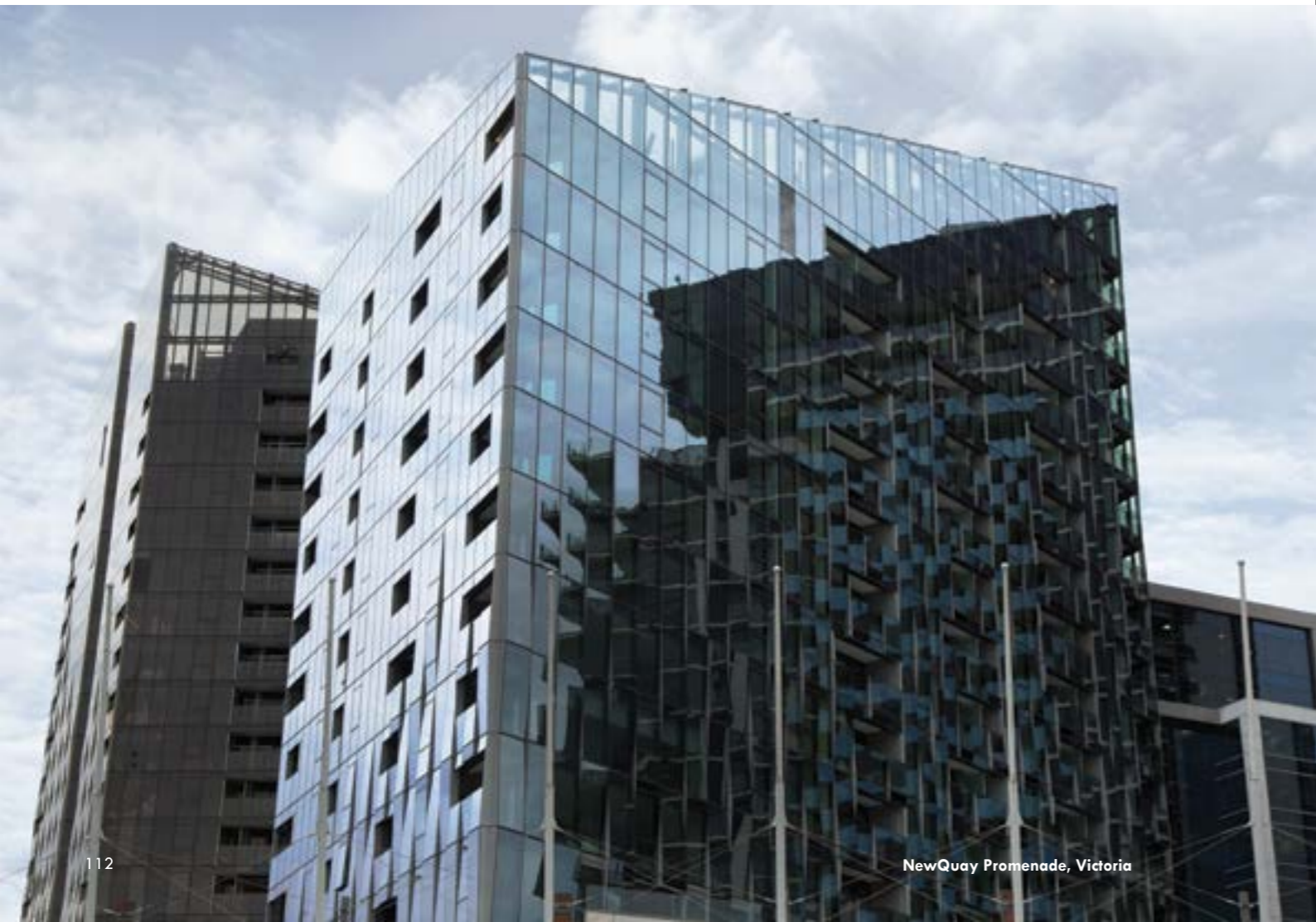
Owner/Director of Twelve Group, Wiliam Liew said that the specifications of the role included the drawings for the building façade, i.e. curtain walls, balcony sliding doors and balcony windows for towers.

"Twelve Group operates in boutique's style," Wiliam said. "We specialise in complex building façade design, predominantly in curtain wall systems and window wall systems for multi-storey commercial and residential buildings, so the NewQuay project was well within our technical capacity."

Offering its services across Australia's major cities, Twelve Group transforms architects' ideas into a realisable product design, bridging the gap between the concept and the final product.

"NewQuay Promenade and AQUI are beautiful iconic buildings in their unique setting so Twelve Group is proud to have contributed to the visual outcome of the building's façade," Wiliam said.

For more information contact Twelve Group Pty Ltd, Level 1/433 Williamstown Road, Port Melbourne VIC 3207, phone 03 9676 9029, email wiliam@twelvegroup.com.au, website www.twelvegroup.com.au



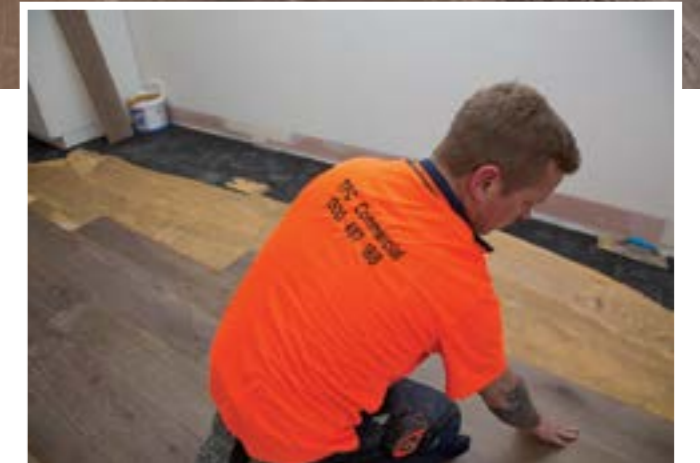
THE FINEST FLOORING

TFC Commercial is a Melbourne based company with first hand experience of the growing trend to feature quality timber flooring in new apartment developments. With a number of large commercial projects to its name, TFC Commercial has recently supplied and installed timber floors to the prestigious NewQuay Promenade apartments in Melbourne's Docklands.

Tony Carr of TFC Commercial, said that the company has been operating for three years as a specialist in commercial projects, like the NewQuay Promenade apartments where his company has supplied and installed European Oak engineered timber.

"We established TFC to specialise in the commercial sector. We have had 20 years experience with our other companies which focus on importing and distributing timber flooring to residential and other markets. The move into the commercial sector reflects the growth in this area and our capacity to meet the requirements of developers and builders with our specialist services and professional staff."

Timber flooring is in demand because of its sustainability, appearance and warm appearance. Engineered hardwood has particular advantages, being less susceptible to the variations of moisture and temperature change. It is produced with multiple layers of a cross-grained plywood core which increases stability and durability, avoiding gapping and peaking.



"TFC Commercial scours the world for the best engineered timbers and source product from Europe and Asia," Tony said. "We use specialist installers to ensure the highest quality finish."

The NewQuay Promenade development saw TFC Commercial working to tight deadlines and at the peak of activity, had 15 professional layers doing installation. "As with all these developments, everyone has to work as a team and TFC has worked with Hickory to meet the tight schedule," Tony said.

"TFC Commercial is expanding its operations and we would be very pleased to provide quotations on any large-scale development," Tony said.

For more information contact TFC Commercial Pty Ltd, 13 Olver Street, Preston VIC 3072, phone 03 9478 9888, fax 03 9478 8988, email sales@tfccommercial.com.au, website www.tfccommercial.com.au



FIRST CLASS CABINETRY

NewQuay Promenade's 436 apartments in Melbourne's trendy Dockside boast stylish kitchen cabinets, laundry and bathroom cabinets made by Hangzhou Rebon Cabinets, located in Jingjiang industrial zone of Xiaoshan District, Hangzhou City, Zhejiang Province. Specialising in producing European style cabinetry, Hangzhou Rebon Cabinets offers a range of quality materials including Lacquer (Two Pack), Melamine, PVC and Solid Wood etc.

Hangzhou Rebon Cabinets has an extensive range of designer kitchen and bathroom cabinets but can also produce custom-made products. Export Manager, Andy Sheen, said that Rebon Cabinets has production equipment imported from Germany and Italy supported by other up-to-date technology including an Homag intelligent automatic production line to ensure that only the highest quality product is offered to the market.

"Our product range, service and technical knowledge is unmatched in the industry and our prices are highly competitive. We create partnerships with our clients to guarantee all specifications are met, whether we are working with them on one project or a hundred."

Andy said that Australia is one of Rebon Cabinet's main markets. As well as the NewQuay project, the company has provided cabinets for many residential buildings including for 533 apartments at Metro Chatswood, 536 apartments at Swanston Square, 923 apartments at

Melbourne's Upper West Side 3 and 4, 431 apartments at Caulfield Village and 433 apartments at the Marco Apartments on Southbank, Melbourne etc.

"All our products shipped to Australia meet Australian standards so developers can choose from our range with total confidence," Andy said. "From new homes to renovations, single cabinets to major developments or commercial offices to retail, Rebon Cabinets have the ability and expertise to exceed expectations and meet strict budgets."

In addition to kitchen, bathroom and laundry cabinetry, Rebon Cabinets also supplies wardrobes, general storage and garage cabinets. "Our first class design team can produce detailed plans for any development and we invite enquiries from builders working on projects of any size," Andy said.

For more information contact Hangzhou Rebon Cabinets Co. Ltd, 99 Qinliu South Road, Jingjiang, Xiaoshan, Hangzhou, Zhejiang 311223 China, phone/WhatsApp +86 137 3225 5713, fax +86 571 8299 8655, email andy@chinarebon.com or chinaqualitycabinet@gmail.com, website www.chinarebon.com/en

TREES FOR GENERATIONS TO COME



PREMIUM QUALITY
 LOCALLY GROWN
 AWARD WINNING
 BEST NURSERY PRACTICES
 FULLY ACCREDITED
 EXPERT ADVICE
 LANDSCAPING TREES
 & SCREENS

Trees are vital to our lives. They filter air we breathe, reduce stress and promote health. Grown well they bring joy to generations and add value to property.

LEADERS IN TREE PRODUCTION

We are accredited and utilise best growing practices on over 320 new and traditional tree varieties across multiple sizes to satisfy your project requirements. Service and solution orientated, we can assist you with advice, selection, forward planning and contract growing.

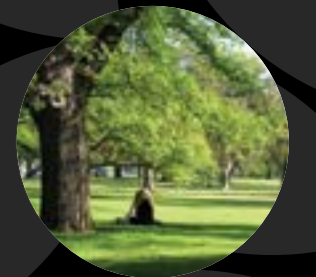
Sharing the benefits of trees is our ambition. Developing great trees is our passion.



Street Trees



Trees for urban public spaces



Trees for parks & gardens



Trees for commercial projects



www.specialitytrees.com.au 03 9796 8308

