



A LUXURIOUS EMPIRE

DEVELOPER : Kangoala Pty Ltd
MAIN CONSTRUCTION COMPANY : Hacer Group Pty Ltd
ARCHITECT : DKO Architecture
DEVELOPMENT PROJECT MANAGER : PDA Australia Pty Ltd
SERVICES : WSP Australia Pty Ltd
BUILDING SURVEYOR : McKenzie Group
STRUCTURAL ENGINEER : Robert Bird Group
CONSTRUCTION VALUE : \$84 million

The \$84M Queens Domain Apartments comprises of 227 one, two and three bedroom apartments over levels 1-19, with three large luxury penthouses and exclusive leisure venues including a secluded rooftop garden, pool, gym, communal lounge, dining room and sensuous paved landscaped entry.

The graceful \$84 million Queens Domain development features 20-storeys overlooking the luscious Albert Park. The eye catching architecture and high end aesthetic design draws on Melbourne's rich and diverse history, to encapsulate the heart of the area. The development features 227 light filled one, two, and three bedroom apartments which includes three luxury penthouses, and a range of communal facilities.

The design team created a unique exterior appearance to the Queens Domain Apartments development, utilising an innovative glass reinforced panel (GRP) façade. Precast panels were originally planned to be used to create the unique façade, which acts as balcony balustrades and as a creative visual feature to the building. The project team substituted the precast option with GRP, offered a lighter and more practical solution.

The state-of-the-art exterior continues inside, with the luxury apartments having Italian joinery and stunning limestone flooring. The kitchens were manufactured in Italy with a high end timber veneer finish.

Created with an innovative focus on the residents and a feeling of wellbeing, the Queens Domain Apartments design has a tailored emphasis on accessible communal spaces to be shared amongst residents, creating a desirable mini community for the tenants. Ground floor services include a BBQ, a luxurious swimming pool, a shared lounge space, a gym, and concierge. The higher floors also offer amazing views as well as a secluded rooftop garden, and landscaped green spaces for residents to unwind and entertain.

Hacer was established in 2000, with a focus on providing an end-to-end property design and construction. The company provides a range of delivery systems, from fixed price contract, to construction management, design and construct and project management and project development packaging.

Their building portfolio stretching across a wide range of construction sectors including retail, industrial, commercial, sport and recreation, multi-residential and medical. Hacer's focus on understanding their clients' needs is shown through the exceptional caliber of projects they undertake, like the Queens Domain Apartments development.

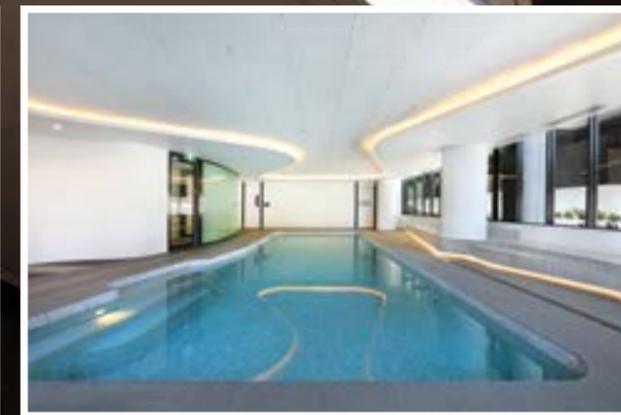
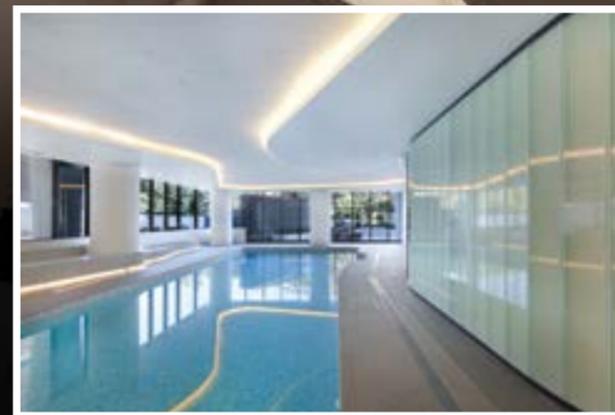
The company's strong commitment to quality and sustainability is interwoven into each project from the initial planning through to construction. Project specific procedures are created to ensure that each development they undertake has no adverse effects on the environment.

For more information contact Hacer, 87 High Street, Kew VIC 3101, phone 03 9810 6888, fax 03 9853 2208, email info@hacer.com.au, website www.hacer.com.au



Below Moorabbin Cabinets provided the full joinery fitout for the Queens Domain Apartments project.

Below Aloha Pools designed and constructed the internal pool for Queens Domain Apartments.



Being such a unique and modern build, the joinery fitout for Queens Domain Apartments needed to present the clients with something that challenged the norm when it comes to premium cabinetry. Moorabbin Cabinets, a family owned company of 38 years, has formed a partnership in Australia with Italian kitchen giants Snaidero, and robe manufacturers Pianca. As can be seen by the design and quality of the fitout, the collaboration has achieved an amazing and unique result on the project, providing the client with Italian designed and manufactured kitchens and robes.

The modular design of the kitchens allow both manufacturer and installer to achieve significant efficiency gains, due to the repetitive use of standard cabinet module sizes, eliminating the need for hundreds of cabinet types which can create unnecessary waste and confusion on a job of this size. With particular attention from both Moorabbin Cabinets and Snaidero given to planning and ensuring all sizes and dimensions were locked in many months before construction, the partners were able to procure and store the kitchens and robes in ample time to meet the project timeframe. The end result achieved speaks for itself, and has been further supported by the very minimal client defects recorded.

The other feature of the apartment fitouts is the Italian designed and manufactured internal doors and fire rated entry doors. Moorabbin Cabinets, along with door manufacturer GD Dorigo have completed the AS1905 testing of the 60 minute fire door which is now available for use in the Australian market. During the design phase, the manufacturer was able to collaborate with Snaidero to ensure the decorative timber finish to the doors matched what was being used on the kitchen, to ensure a consistent, matching design throughout the apartments.

Moorabbin Cabinets also completed the balance of the joinery fitout on the project locally, including the manufacture and installation of the shaving cabinets, linens, all common area ground floor joinery, hi-macs benchtops and curved feature wall panelling in the reception, lift lobbies and pool area. The overall result is something that Moorabbin Cabinets is very proud of, and to be associated in such a prestigious project with Hacer is a highlight of the businesses 38 year history.

For more information contact Moorabbin Cabinets, 8 Tabbita Street, Moorabbin VIC 3189, phone 03 9555 7571, fax 03 9553 5803, email nathan@moorabbincabinets.com.au, website www.moorabbincabinets.com.au

In designing and installing the 12.5m x 5m indoor swimming pool at Queens Domain, several technical challenges had to be overcome by Aloha Pools.

Located on the ground level, above the resident's carpark, the pool needed to be acoustically isolated from the main structure. "Queens Domain proved to be a highly technical and detail intensive project, which doesn't reveal itself when you're looking at the finished product," said Nathan Kinder from Aloha Pools. "The swimming pool was engineered to support its own weight through the perimeter corbel and structurally isolated with rubber mounts. Maintaining the correct clearances in the carparking level meant that we could not construct the pool on a structural host slab as would be our preference."

Given that the concrete structure is doing so much heavy lifting it was imperative that quality and coordination throughout the design and construction process was maintained. For the head contractor, talking to one main contractor for the pool meant that the process became trouble free.

A team of 16 people worked on the project from design, drafting, to building the pool. Aloha Pools installed each of the

pool parts including the structural formwork to the pool base, steel reinforcements, waterproofing, glass tiles as well as the pool hydraulic system, switchboard and heating systems.

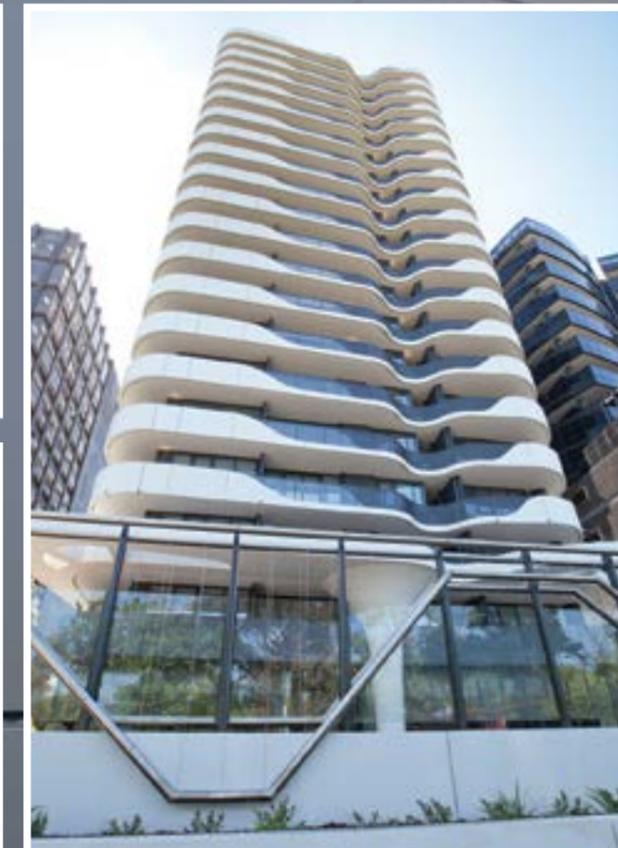
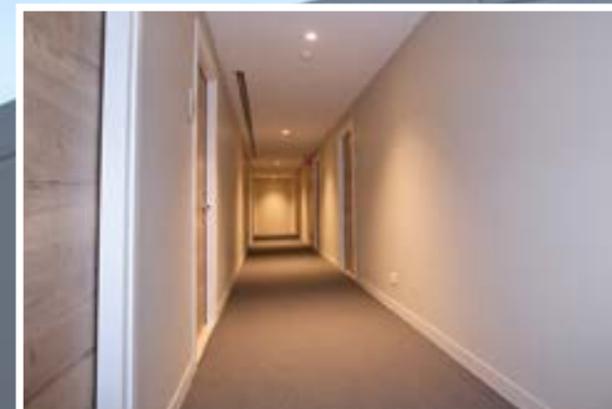
As highlighted through their work on Queens Domain, Aloha specialise in the full package deal. Operating without subcontractors, from design to completion Aloha is a one-stop pool business.

Based mainly in Victoria, the company are experts in all fields from project management to the concrete works, sound isolation, hydraulics, waterproofing and aesthetic finishes. This minimises administration costs and leads to a higher quality product, as everyone is working succinctly toward the same goal, under the same supervision.

For more information contact Aloha Pools Pty Ltd, 3/35 Lakewood Boulevard, Carrum Downs VIC 3201, phone 03 8762 0171, email reception@alohapools.com.au, website www.commercialpools.com.au

Below Melbourne Commercial Painters completed all of the internal and external painting for the project.

Queens Domain Apartments, Victoria



Melbourne Commercial Painting were tasked with painting the entire internal and external of the 227-apartments at Queens Domain Apartments. "It was a big project, but we handle any size projects," said Director, Michael Gover. A team of 18 fully trained and experienced painters were working on the job.

To ensure that their work is of the high standard they are renowned for, Melbourne Commercial Painting are dedicated to a job from the initial consultation right through to the final inspection they perform to ensure everything is perfect.

The exterior of the building was painted using Dulux Acratex, a textured paint product that protects against cracking and staining of the render. The only issue that presented itself to the team was the breeze that seemed to work against them once they had reached Level 14 of the building. Despite this small hiccup, the job went smoothly.

Melbourne Commercial Painting have seen a steady growth in business due to their consistent professionalism and high quality standards. This ensures that one-off clients become loyal customers. Hacer, the construction company for Queens Domain Apartments, also contracted Melbourne Commercial Painting for the Dux Richmond Hill apartments in Richmond and the recently completed Garden Hill apartments in Doncaster.

The painting company focus mainly on commercial projects, including refurbishment, extensions and architectural, interior and exterior jobs.

For more information contact Melbourne Commercial Painting, 9 Pasture Crescent, Mernda VIC 3754, mobile (Michael) 0404 186 580, email melbournepainting@hotmail.com