

rivé

APARTMENTS

CONSTRUCTION COMPANY : Vecchio Property Group
COMPLETION : March 2012
ARCHITECT : Ellivo Architects
STRUCTURAL ENGINEER : BG Group
PROJECT END VALUE : \$110 Million

VECCHIO PROPERTY GROUP
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property buyers with a competitively priced opportunity resulting from their innovative approach to traditionally sized apartments.

“As the developer builder, we have been able to achieve affordable construction costs without ‘middle-man’ mark-ups and as a result, these savings have been directly offset against the selling prices of the apartments,” Mr Vecchio said.

“This in turn has provided buyers the opportunity to invest in sophisticated, affordable apartments in a prime location,” he said.

With a team of more than 80 staff working on Rivé Apartments at any given time, Vecchio Property Group also focused on the incorporation of a number of innovative green initiatives for the building.

One of these in particular was a new air-conditioning and refrigerant system, which was not only specifically designed to suit large-scale commercial offices, but was also more environmentally sustainable than a regular system.

“Furthermore, rainwater was harvested and stored to irrigate the landscaping and replenish the swimming pool, and a centralised gas powered hot water service we installed aimed to provide a more economical solution to the apartments overall electricity costs,” Mr Vecchio said.

As the Rivé Apartments are located in one of Brisbane’s last northern urban renewal precincts, within close proximity to the city, throughout the construction process, Vecchio Property Group needed to ensure minimal disruption affected the busy surrounding areas.

“Given the fact the Rivé Apartment towers are adjacent to the world famous Breakfast Creek Hotel, we needed to ensure this iconic premise could be enjoyed at all times- despite the ongoing building process,” Mr Vecchio said.

“To make certain this was achieved, we specifically programmed the site’s deliveries and concrete pours and liaised closely with other contractors to avoid any disruption to the overall construction process and the surrounding area,” he said.

As a result of their construction management expertise and dedication to delivering an outstanding result, Vecchio Property Group are able to successfully complete the Rivé Apartments development in a time and cost-effective manner and once again, cement their unrivalled reputation for optimum project results within Queensland.



VECCHIO PROPERTY GROUP - THE DELIVERERS OF OUTSTANDING RESIDENTIAL DEVELOPMENTS

Established in the 1960’s by John Vecchio, Vecchio Property Group has developed and diversified over the years to become both a successful and reputable development and construction company.

With a small, yet experienced team of professionals, Vecchio Property Group specialises in the development of residential, commercial, retail and industrial projects from acquisition to securing approvals, coordinating construction and overall project management.

Given their commitment to delivering timeless developments, in a fastidious and innovative manner, Vecchio Property Group, is a name synonymous within the Australian building and construction industry.

Having delivered developments worth more than \$400 million dollars to the Brisbane residential, commercial, retail and industrial sectors

developments, Vecchio Property Group has been involved on a range of prolific projects, such as Fresh Apartments in Taringa, Aura Apartments in Fortitude Valley, the Vivacity Apartments in Balmoral and recently, Breakfast Creek’s Rivé apartments.

Located only four kilometres from Brisbane’s CBD, the \$110 million Rivé Apartments consist of 95 large apartments, penthouses and a commercial space. The development has occurred around the same time as other significant projects in the immediate area including the removal of the Albion Park grandstand and a complete overhaul of the facilities, linking the new green space to the sports fields on Crosby Road.

Sam Vecchio, Managing Director of Vecchio Property Group, said that since they commenced construction of stage 1 of Rivé Apartments in 2010 as the main builder and developer, they had been able to provide

THE STRUCTURAL ENGINEERING EXPERTS

BG Structures is a diverse team of structural engineers dedicated to providing clients within the Australian construction industry with innovative engineering strategies, economical design solutions and practical structural advice.

Capable of providing a variety of professional engineering services, BG Structures delivers leading results and outcomes across a variety of developments and building types, regardless of the size or scope of the particular project.

Given their wealth of industry expertise and previous experience working on a number of Queensland projects, such as Southport's H2O Apartments, the 212 Depot Street Facility and Airport Hotel 1, BG Structures were also involved on the significant Rivé Apartments development in Brisbane.

Located four kilometres from the CBD, this \$110 million residential development consists of 95 large apartments, penthouses and a

commercial space. Heralded as being a spectacularly designed new master-planned community, Rivé Apartments maximises the aspect, location, appeal and views of the site, with the two apartment towers dividing the site into individual development parcels, each with their own specific planning designs.

The site is also linked by recreational facilities, which include an outdoor swimming pool with lap lanes, numerous sun decks and water features. Furthermore, the transformation of the site has been enhanced by a new 'Amy Street leafy Boulevard' which is connected to the Rivé Apartments retail space by timber walkways and sculptured landscape.

Commencing involvement in March, 2008, David Bell, Project Director from BG Structures, said that whilst working on the development his team of highly-skilled professional engineers had been involved in delivery of the entire structural engineering design for the Rivé Apartments project.



"Using the latest engineering software and technology, we prepared a range of structural designs, which not only reflected superior engineering elements, but also delivered uniquely modern structures for the Rivé Apartments," Mr Bell said.

"In addition, we utilised our full 3D Finite Element Analysis to model the building response to both earthquake and wind loading, making it both a secure and structurally innovative design," he said.

Faced with the challenge of needing to provide a suitable 'bridging structure,' to build over the top of an existing three metre diameter sewer main pipe, without imparting any additional load onto the pipe, BG Structures applied their wealth of knowledge to reach an efficient solution.

"Given the fact we were also faced with the challenge of poor soft-clay ground conditions, as well as the need to build over the large sewer pipe, the structural design process of Rivé Apartments proved to be both challenging and interesting," Mr Bell said.

"However, by supporting the large concrete beams with concrete piles, which needed to be founded approximately thirty metres below the

surface, we were able to effectively overcome the obstacle of both the adverse ground conditions and the large diameter of the sewer pipe.

"As a result, we were able to once again deliver outstanding project results for the Rivé Apartments development in a time and cost effective manner, ensuring minimal disruption to the construction process and an overly satisfied client," he said.

With their dedicated and established team of structural engineers, as well as a commitment to working in partnerships with all of their clients to ensure the achievement of specific project objectives with feasible outcomes, it is without question that BG Structures' highly-regarded reputation within the Australian building and construction industry will continue to flourish.

BG STRUCTURES

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