

# YOUR PLACE TO LIVE WELL

CLIENT : Lendlease Retirement Living  
MAIN CONSTRUCTION COMPANY : PBS Building  
ARCHITECT : Demaine  
CONSTRUCTION VALUE : \$5.2 Million



The Aerie is the ultimate resort-style retirement village located in Narrabundah and bordering Capital Public Golf Course. The Aerie village includes, finished two and three bedroom open-plan homes, incredible resort facilities including a clubhouse, indoor pool, gym, resident lounge and more.

**PBS Building started the construct only contract for The Aerie Retirement Village in December 2018, a resort style village for over 55's, next to the Capital Public Golf Course in leafy Narrabundah.**

The well-designed development comprises 92 independent units with two or three bedrooms with elegant kitchens and bathrooms that are homes with single level access and open-plan living. Additional facilities include a comfortable clubhouse, an indoor pool and gym as well as bar, residents' lounge and entertaining areas with beautifully landscaped gardens creating a village atmosphere.

Civil works started in July 2018 for the 37,500m<sup>2</sup> site, with PBS commencing construction activities in December 2018 for the first stage.

"The units are brick veneer on concrete slabs with predominantly face brick and feature render to columns and façades. The development was completed across several stages, so the numbers onsite varied, averaging 50 a day, to deliver by June 2022," explained Project Manager, Harry King.

"The challenge of the project came toward the end of the job after a number of the residents had moved in, we were working in a live environment while some construction activities were still in progress."

"The whole building industry has had difficulties over the last 6-9 months, there's been a shortage of various building materials as well as skilled labour across many of the trades."

Established 30 years ago, PBS Building employ over 200 plus across New South Wales, Queensland and the ACT and have acquired extensive experience in the construction of aged care facilities, retirement homes and independent living units.

However PBS Building is a diverse construction company, building across a range of sectors including commercial and highrise residential construction, education and retail. They have completed student accommodation and social housing developments and they also provide internal fitouts services for practical and good looking interiors.

They offer a range of contracts and focus on value management for their projects as well as an innovative approach to find a better way

to build. The PBS Building team actively participate in the design and technical engineering of a development with professional management teams and carefully considered project teams.

PBS Building focus on creating a culture where people are proud of their work and forming teams that work together with the common goal of delivering a quality result. They are renowned for building environments with integrity and this translates to PBS Building creating inspiring places to live, work and play, developments that enable a balanced and healthy lifestyle for future communities with the aim to build efficiently and form trusted business partnerships. PBS Building teams work with clients to achieve their goals.

PBS Building have in-house teams specialising in feasibility, planning, design and construction, ready to deliver through D&C and other building contracts. They operate an integrated management system for the organisation of environmental, health, safety and quality aspects of a project and use cloud-based software solutions to improve communication and collaboration between all stakeholders.

With a \$400 million turnover, PBS Building has grown a solid reputation for delivery on some significant works including construction at the Sydney Olympic Village – an example of PBS Building's best practice with respect to the environment and sustainability.



At the Goodwin Village Farrer PBS Building constructed 150 brand new independent living apartments with basement parking, and the clubhouse complete with a gym, lounge, bar, commercial kitchen, reception area, theatre, chapel, library and billiard room.

Throughout the works the building was operational and PBS Building had a lot of timetabling and co-ordinating to do to keep the project on track while maintaining the health and safety of workers and visitors.

**For more information contact PBS Building PL ACT, 15 Denison Street, Deakin ACT 2600, phone 02 6101 9800, website pbsbuilding.com.au**

**Below** Holland Brothers installed the sewage/ stormwater drainage systems, hot and cold water reticulation and gas supply to all 92 villas and clubhouse.

**Below** About Kitchens manufactured and installed the joinery items in the kitchens, bathrooms and laundries at The Aerie.



**Holland Brothers Plumbing is a family run company providing Canberra and its surrounds with hydraulic and drainage solutions for residential and commercial projects of any scale.**

Holland Brothers Plumbing commenced work at 'The Aerie' in December 2018. The scope of their contract included sewer and stormwater drainage, hot and cold- water reticulation as well as gas supply across all 92 villas. Holland Brothers Plumbing also completed the hydraulic, drainage and gas systems for the communal clubhouse which includes a commercial kitchen, hairdressers, doctor's surgery and the indoor heated pool.

"The Aerie site has a gradient of 15m and as such, we encountered quite a bit of rock. We regularly consulted with the hydraulic engineer to achieve solutions, best suited to the site conditions," explained director, Jake Holland. "With such a large gradient, a number of villas in stage 2 and 3 incorporated an 'under/over' design, whereby separate dwellings were built within the same footprint. This required all penetrations and elevated stack work to be both fire rated and soundproofed."

"The construction process was split into six stages, each stage tendered and awarded individually. We were awarded the contracts for all six stages, which demonstrates our competitiveness and recognises our ability to deliver a quality outcome on all projects we undertake."

As well as 'The Aerie', Holland Brothers Plumbing delivered the Hydraulic and civil package at Richman Place in Kambah for PBS in January 2020. This project encompassed amalgamating two existing blocks and constructing eight individual, ambulant compliant houses. The scope included the civil works for the Sewer, Stormwater and Water mains. The company has built a reputation for reliability backed by a professional approach to problem solving in all the services they provide. They adopt those values in all the areas they operate, be it renovations, extensions, knockdown rebuilds, commercial fit-outs, new houses, townhouses or unit developments as well as a full maintenance sector.

"We have a full range of machinery and equipment allowing Holland Brothers Plumbing to be reliable, quick and accurate, but our biggest asset is our staff. Our directors, site foremen, excavator operators, truck drivers, tradesmen, apprentices all contribute to our commitment of delivering a quality product. Whilst working with your brothers, has its challenges, it definitely gives us an advantage," says Jake.

*For more information contact Holland Brothers Plumbing, (Jake) 0433 957 301, email [accounts@hollandbrothersplumbing.com](mailto:accounts@hollandbrothersplumbing.com), website [hollandbrothersplumbing.com.au](http://hollandbrothersplumbing.com.au)*

**About Kitchens is a family owned business with over 20 years experience in the joinery industry.** From renovations and new residences, to commercial, alfresco and unique items, About Kitchens supply and install joinery items across the Australian Capital Territory, as well as to Sydney and the New South Wales' south coast and alpine regions.

At The Aerie, About Kitchens manufactured and installed joinery items in the kitchens, bathrooms and laundries of all the residences. With an eye on the details, About Kitchens improved the design of the cupboard door handles and ensured there were no sharp edges in the finished product, making them easier for use by the elderly.

In the clubhouse they completed a full installation including the commercial kitchen and the bathrooms with toilet partitions and vanities.

"The Aerie was a large job however it was done in stages and the whole project ran very smoothly. We coordinated well with the other trades onsite, particularly the electricians, to ensure a good overall result. With a team of six onsite we completed the installation by April 2021," said Operations Manager, Matthew Johnston.

About Kitchens has built a solid reputation for quality and reliability and the volume of repeat work they receive confirms their standing in the industry.

"We have a good working relationship with PBS Building and have manufactured and installed joinery items to their developments before. Currently, we are installing joinery in The Parks luxury terraces at Red Hill" added Matthew.

About Kitchens invite you to their showroom in Fyshwick to view their vast range of products for domestic and commercial projects and bespoke joinery. The staff at About Kitchens offer a comprehensive service assisting through the design process of beautiful joinery items as well as quick and accurate measure-up, manufacture and install.

*For more information contact About Kitchens, 5/9 Collie Street, Fyshwick ACT 2609, phone 02 6280 0965, email, [accounts@aboutkitchens.com.au](mailto:accounts@aboutkitchens.com.au), website [www.aboutkitchens.com.au](http://www.aboutkitchens.com.au)*

Below ACT Concreting provided the concrete supply and placement for The Aerie's external works, residences and common areas.

Below Moraschi Roofing installed over 16,000m<sup>2</sup> of roofing to the 92 villas and clubhouse at The Aerie.



ACT Concreting provides a quality comprehensive service of concrete supply and placement for all domestic and large scale residential projects across the Canberra region.

"We work with our clients to achieve the best outcome in both timeframe and quality and that is why we have continued repeat business and a great working relationship with our clients," said Director, Brad Nealon.

Starting in January 2019, ACT Concreting provided all the concrete supply and placement for the estate's external works, residences and common areas including the \$5 million clubhouse.

"We supplied and installed the reinforcing steel and poured and placed over 4,000m<sup>3</sup> of concrete for all the pier footings, retaining walls and ground floor slabs. We used the Waffle Pod design for the slabs, as they can be completed quickly," said Brad. "Our biggest challenge is making sure that deadlines are met to the best of our ability and to the satisfaction of our client."

"Previous to The Aerie we were contracted by the PBS site team to complete waffle slabs and external works at The Grove. We started at

The Aerie under the same site team, they were a pleasure to work with, they were well co-ordinated and organised, and this had the biggest impact on the project operating well overall," said Brad. "It was a bigger challenge than The Grove and we are proud of the completion of our work at The Aerie."

Currently ACT Concreting are working on the next project for PBS at a development consisting of Waffle pod concrete slabs with a lot of dropped edge beams to work with the sloping nature of the ground that the dwellings are being constructed upon.

"We have begun a towing company this year which we plan to operate alongside our concrete company. With a reliable reputation among residential contractors that need machinery moved, we plan to provide that transportation service to the Canberra region and surrounds: ACT Towing Services Pty Ltd – 0499 255 959."

For more information contact ACT Concreting Pty Ltd, phone 0402 538 013, email brad@actconcreting.com.au, website www.actconcreting.com.au

Established in Canberra in 2002 Moraschi Roofing has built a reputation for delivering a high-quality product on time, every time.

At The Aerie, Moraschi Roofing installed the roofing to 92 villas as well as the clubhouse. Onsite work started in December 2018 with a team of nine fitting over 16,000m<sup>2</sup> of Colorbond sheeting and completing the job within 15 months.

"The initial stages of the job ran very smoothly. It became challenging when the clients started moving in – we had to manage staff and deliveries while protecting and respecting the older population of the community," said Owner Director, Lee Moraschi.

"We have completed similar projects for PBS: we have roofed the 161 villas, two clubhouses and a Men's shed at 'The Grove' at Ngunnawal as well as the development of 122 villas with a clubhouse at 'Isabella Gardens' at Isabella Plains in the ACT.

Moraschi Roofing have also done projects for PBS, with Lendlease, in New South Wales. They installed roofing for 137 villas at Worroving Heights and 21 villas at St. Georges Basin.

They have continued to work with PBS on different projects in the ACT and New South Wales every day. Considering all these works, Moraschi Roofing has completed 522 villas with four clubhouses and one Men's Shed.

"Moraschi roofing has been working with PBS Building for over 10 years. We have built a lot of good homes and we have made a lot of good friendships. I have a firm saying that 'good relationships deliver good results'. Thank you PBS."

Moraschi Roofing is proud to be the preferred supplier for some of the most respected builders in the Canberra and Queanbeyan region. One example of a successful large scale project for them is John James Village in Garran, ACT. Moraschi Roofing won the Specialist Works Project award at the Metal Roofing and Cladding Association of Australia awards in 2016 for this project.

For more information contact Moraschi Roofing, 1/30 Lowe Street, Queanbeyan NSW 2620, phone 02 6297 1919, email office@moraschiroofing.com.au, website www.moraschiroofing.com.au



**Allsorts Outdoor Structures offer a comprehensive service of design, supply and installation of all landscaping and outdoor structures across the Australian Capital Territory.**

In business for 22 years, Allsorts Outdoor Structures is a family owned company employing 12 qualified tradesmen. The company has a total of 70 years combined experience in carpentry, plumbing, horticulture, and landscaping. They focus on working in partnership with their clients, listening to their needs and working to adjust designs and construction to suit each unique project.

Starting in late 2018 Allsorts Outdoor Structures worked from designer's specifications to construct all the exterior work at The Aerie – Narrabundah. The scope included the installation of decks, walls, pergolas and handrails made of powder coated steel as well as fencing, slat screening and all the other outdoor features, including paving, concreting and sleeper retaining walls.

"We have years of experience of the local market," said Rick. "We source the best materials from a number of suppliers and our nurseries provide us with plants well suited to the environment. Our knowledge of local developments ensures that the landscaping features that we plant, design and build compliment the building."

There were a number of factors which influenced the timing of works during the construction period, which included COVID restrictions as well as a range of adverse weather conditions. "We are set to complete the 4<sup>th</sup> Stage of the project, the last group of residences, by June 2022," explained Owner Director, Rick Jordan.

At Allsorts Outdoor Structures we provide the absolute outdoor solution for all landscaping and outdoor structures. We deliver elegant hard and soft landscaping features to commercial projects on time and to budget."

"We have an ongoing relationship with PBS Building that has developed and evolved over the last 12 years. Recently we completed the installation of fencing and slat screening at Isabella Plains Retirement Village and at The Grove in Ngunnawal. The job at The Aerie was our first complete package for PBS."

**For more information contact Allsorts Outdoor Structures**, PO Box 82 Waramanga ACT 2611, phone 0417 664 334, email [allsorts.rj@gmail.com](mailto:allsorts.rj@gmail.com) website [www.allsortsoutdoorstructures.com.au](http://www.allsortsoutdoorstructures.com.au)