

STYLISH LIVING IN SOUTHBANK, MELBOURNE

The beautiful and striking Tiara Apartments is Melbourne's latest and most exciting lifestyle address located within the highly sought-after inner city location in Southbank.

MAIN CONSTRUCTION COMPANY : Contexx Pty Ltd
ARCHITECT : PSG Architecture & DRC Architecture
STRUCTURAL ENGINEER : Rincovitch & Partners
PROJECT END VALUE : \$63 Million
QUANTITY SURVEYOR : WT Partnership
COMPLETION : April 2013

Tiara Apartments is a \$63 million development at 46-50 Haig Street in Southbank, Melbourne. The project is only the second in the city to have the National Broadband Network installed. The 32 storey apartment tower will house 210, mainly 1 and 2 bedroom apartments, 6 floors of car parking, and a swimming pool. Construction work on the 16th floor makes the building shell halfway completed. "The focus for both builder and developer is quality and value for money," says Stewart Berg the Project Manager.

The builder Contexx Pty Ltd is a relatively new construction company formed in 2006, in Melbourne, by Noel Henderson and Simon Gray. Together, they have more than 50 years' of building management experience in complex, large-scale developments throughout Australia, New Zealand, the United Kingdom and the Middle East. This wealth of experience has seen Contexx grow to a company of 150 skilled, forward thinking, solutions-focused professionals. Contexx specialises in managing the design and construction of large projects. They are focused on understanding their clients' needs from the outset, and maintaining good relationships with both clients and contractors. They have built shopping centres, an office tower, town houses and apartment buildings as well as other large commercial projects.

One of the challenges of the Tiara Apartment project has been the extensive fire engineering

requirement. Tiara Apartments will have lifts that can operate in fire mode. This will require the pressurisation of lift lobbies and the building having its own generator. The facade shows attention to detail with patterned glass balustrades that create an up market appearance.

Another Southbank residential tower that Contexx is building is Wrap Apartments at 133-139 City Road. This is a 42 storey tower with an approximate project value of \$88 million. It will have 294 apartments, 9 levels of car park and a cafe, lounge and retail area on the ground floor.

"One of the challenges of this project was the unique, innovative wrap element," says Sam Delmenico, the Project Manager for the Wrap Apartment project. It will give the building a very distinctive appearance. It will be a web, constructed out of steel that will sit off the facade and will be tied back into the structure.

"We are pretty flexible in what we can do for clients," says Stewart Berg who sees this as one of Contexx's strong points as a building company.

Contexx has a number of tall distinctive apartment towers under construction in Melbourne. These include:

MY80 Apartments which will be one of the tallest residential towers in Melbourne's CBD.

The 54 storey development provides for 481 apartments, a 'sky-bar', pool, resident business centre, cinema and 7 levels of parking.

350 William Street Apartments, a \$104 million development comprising a 36 storey, 575 apartment tower, branded as 'Art on the Park'. The development also features three separate lobbies with independent vertical transportation, a gymnasium, ground level retail spaces, car parking as well as an interconnecting public laneway.

The Rhapsody Apartments at 568 St Kilda Road, a 18 storey development with 313 apartments, car parking, restaurant, resident meeting room, gym and associated amenities.

Park West Apartments at 33-43 Batman Street, a 13 level tower of 137 apartments above a basement car park. It is scheduled for completion in July 2012.

"We pride ourselves that we can build anything," says Stewart Berg, who strongly believes that Contexx is a company with a bright future.

For more information contact Contexx Pty Ltd, Level 9, 580 St Kilda Road Melbourne VIC 3004, phone 03 9539 5000, fax 03 9539 5091, email: information@contexx.biz, website: www.contexx.biz

The logo for Contexx, featuring the word "contexx" in a bold, blue, lowercase sans-serif font. The letter 'o' is stylized with a circular graphic element inside it. The logo is set against a dark background with a wooden fence in the foreground.

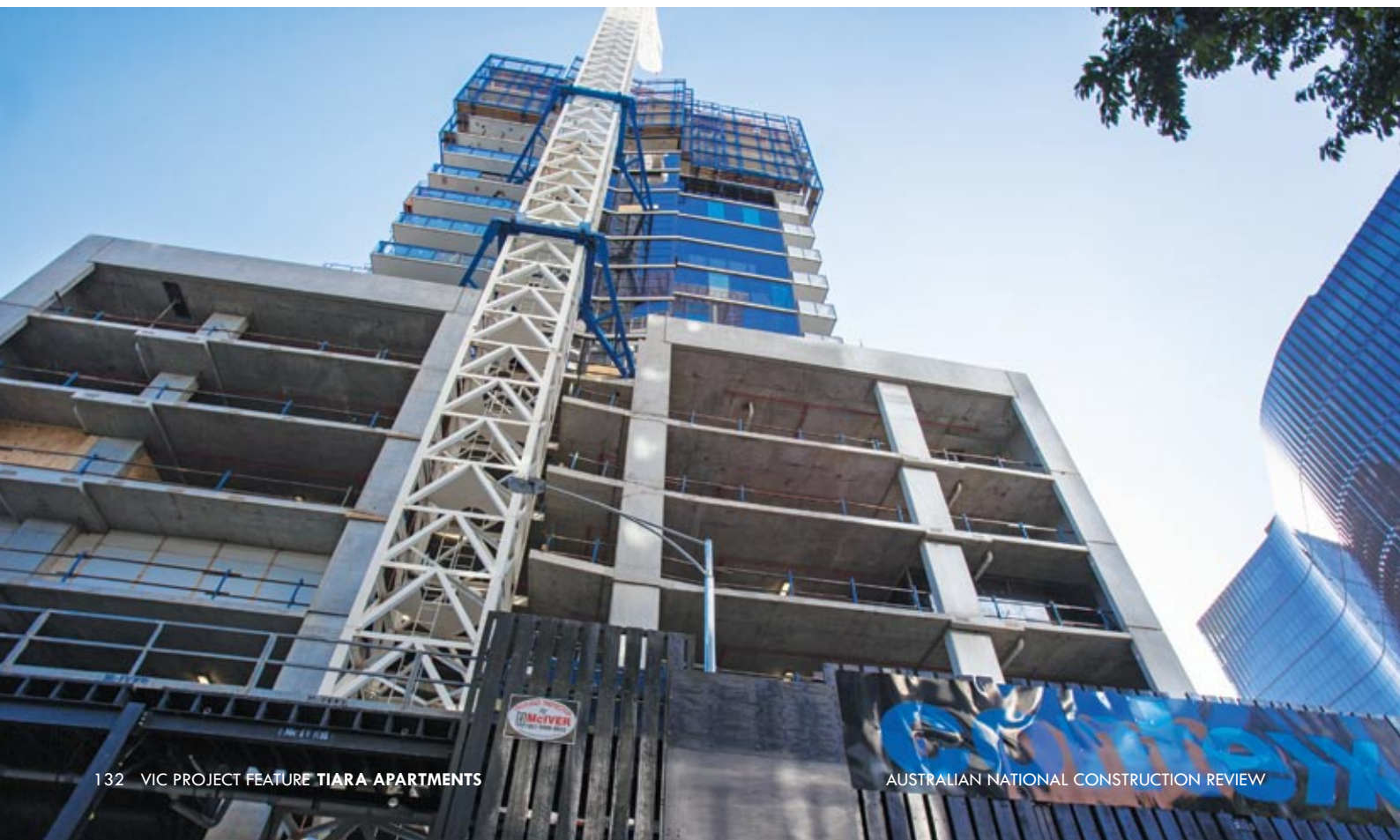


MEETING THE CHALLENGE

DRC Architecture provided architectural design, documentation and construction supervision services for Tiara Apartments following initial design by PSG Architects.

“The façade was particularly challenging, involving a number of varying colours in the glass, balustrades, metalwork and louvred street elevation of the car park levels,” says David Barlow. The professional team at DRC met the challenge. Their focus is on providing architectural documentation for the construction industry. The principals, architects David and Claire Barlow and business manager Rachael Kirkwood, formed DRC two years ago after working together for over 20 years. “It was an achievement to establish a good working relationship with Contexx who we consider to be a disciplined construction firm of good standing with a focus on delivering quality buildings...they have since engaged us to work on two further projects, in Prahran and Hawthorn,” said David Barlow. DRC is also working on two other residential towers in Southbank, and projects in Clayton and Mernda in conjunction with some of Victoria’s largest construction companies and developers.

For more information contact DRC Architecture Pty Ltd, 4 Craine Street South Melbourne VIC 3205, phone 03 96866629, mobile 0427 019 031, email: david@drcarch.com.au, website: under construction



THE IMPORTANCE OF FIRE SERVICES ENGINEERING

MMFP Fire Protection Company and Essential Services Specialist is the professional specialist company that won the tender for the design and installation of fire services for Tiara Apartments. They fully designed both the wet and dry fire services.

“The challenge for the fire engineering design for Tiara Apartments was to provide a fully compliant system that meets all safety requirements. The lift is utilised as a means of egress and this required a complete new, more complex fire engineering solution,” says Grant Muir the Design Operations Manager for the project. “The advantage of our company is that we are a professional and quality one stop solution, we can manage the whole process – consultancy, design, fabrication and installation.”

MMFP has now installed fire services up to the 15th floor. The installation includes

sprinklers, hydrants, hose reels, smoke detection, Fire Indicator Panel and occupant warning system. MMFP also prepared a tactical fire plan. “I am very impressed by Contexx’s professionalism and excellent culture,” says Grant Muir. “They are a great company to work with.”

Keith Muir, the director of MMFP Fire Protection Company and Essential Services Specialist, began this family owned business in 1987 as Mid Murray Fire Protection. The company now has 25 years experience in the design and installation of fire services. It has around 30 skilled and dedicated employees. Among them are electrical and hydraulic engineers as well as fire services specialists.

MMFP have been engaged in projects in NSW, Victoria, Queensland and Adelaide. As well as working on apartment buildings,

they have designed and installed fire services in shopping centres, supermarkets, hospitals, nursing homes, and factories.



**Fire Protection Company
Essential Services Specialists**

ACN 056 171 852 ABN 46 056 171 852

Code of Practice Compliant & Accepted Workcover Consultant

Member NFIA, FPA & FTAA, RTO No 20958

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