



Dock of the day

Heralding the largest city waterfront development in Australia’s history

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Located in Melbourne’s CBD, the Dock 5 residential development, located within the Victoria Harbour development which is valued at over \$1.8 billion, has set a new standard for luxury residential projects in Australia. The Docklands development has been ranked as one of the world’s most prestigious and exciting urban developments, with a vision to renew and revitalise the area with its new residential, commercial, retail, leisure and entertainment facilities.

Bovis Lend Lease is one of Australia’s leading project management and construction companies, and is capable of managing entire property life cycles, from the initial planning processes through to development and implementation of building related policies and practices. With a presence in over 40 countries and regional hubs in the UK, Australia and the USA, Bovis Lend Lease began operating in Australia in 1951, and has a number of established offices in Sydney, Melbourne, Brisbane, Perth, Adelaide and Canberra. It was a result of their professionalism and expertise that Lend Lease were chosen by the Victorian Government to develop the Victoria Harbour precinct within Melbourne’s Docklands.

Due to their solid reputation and wealth of experience within the industry, Bovis Lend Lease is able to meet challenges associated with highly complex

projects. One of these with regard to the Dock 5 project, was that as a result of the design and architecture of the apartments the floor plate sizes changed on every level. However, Colin Geisler Construction Manager from Bovis Lend Lease, said their professional and enthusiastic team was able to overcome this challenging obstacle in an expert and time-efficient manner.

The major factors that make Bovis Lend Lease stand out from their competitors is their reliance on good management, their possession of a thorough understanding of the sectors in which they operate, and finally, their ability to procure the best and most cost effective sub-contractors and suppliers. Whilst managing the Dock 5 project, Bovis Lend Lease provided all technical and administrative services and effectively planned and managed the project from its initial stages through to the final close-out. Additionally, the fluid approach that has been adopted by Bovis Lend Lease, combines local knowledge with extensive global resources, providing management and consulting services specifically tailored to meet the demands of their clients.

Heralded as being the largest city waterfront developments in Australia’s history, Docklands offers residents a number of luxurious facilities. Some of these include Victoria Harbour promenade, a 1.8km north facing waterfront, with a selection of cafes and bars and Docklands Park which includes a BBQ,

children’s playground and bike tracks. In early 2008, stage one of Merchant Street which will include a Safeway Supermarket and 20 specialty shops will be due for completion. Lend Lease Development as Master Planners and Bovis Lend Lease have been the leaders of the various teams creating a 21st Century waterside metropolis that extends from Melbourne’s CBD down to the harbour’s edge, via extensions to Bourke and Collins street. This project has also provided an opportunity for Bovis Lend Lease to demonstrate their international leadership in sustainable development. To fulfill this, Bovis Lend Lease has introduced a number of new, green initiatives to maximise recycling and to ensure the Victoria Harbour development sets a world benchmark for environmentally responsible urban regeneration.

Through managing projects such as the high-end Dock 5 apartments, which are palatial yet seamless and are uniquely tailored to suit the owner’s individuality, Bovis Lend Lease continues to uphold its values of providing an uncompromising commitment to quality whilst maintaining an impressive track record of project managing, constructing and managing commercial buildings across the world.



PROFESSIONAL SERVICES FACT SHEET

GHD is an international professional services company that delivers innovative solutions to developments, by combining technical expertise and experience with an acute understanding of their clients’ objectives and aspirations. As a result of their extensive site knowledge and experience, they were chosen by Bovis Lend Lease to provide high level consulting advice for the Dock 5 development and entire Victoria Harbour precinct. The professional GHD team were responsible for completing an environmental site assessment of the site that was to take in a wide variety of factors. Some of these included soil and groundwater investigations, remediation, excavation and disposal of any identified contamination. As a result of the professionalism and effective strategies implemented by GHD, the challenges initially posed by some of the area registering a high level of contamination were overcome, allowing the development of the Dock 5 apartments to commence. Dock 5 is simply another example of GHD’s proven approach, track record and innovative ideas that continues to set them apart from their competitors.



Assessing the environment



GHD is an international professional services company that delivers innovative solutions to developments through a combination of technical skills and experience as well as possessing a specific understanding of their clients' objectives and aspirations.

Established in 1928, and with a network of 62 offices located in Australia, New Zealand, Asia, the Middle East, the Americas and the UK, it is little wonder that GHD is ranked as being one of the world's top 50 engineering and architecture companies.

Made up of a highly skilled and motivated workforce of over 5000 professionals globally, GHD is able to effectively service the global market sectors of Infrastructure, Mining and Industry, Defence, Property and Buildings and the Environment. As a result of their extensive site knowledge and experience, GHD was chosen by Bovis Lend Lease to provide high level consulting advice for the Dock 5 development and the entire Victoria Harbour precinct.

A team of six professionals from GHD, led by Frank Mollica, Principal Hydrogeologist and Sherri Collison, Senior Environmental Scientist, became involved on the Victoria Harbour re-development at the early days of the bidding and concept design, initially commencing around 10 years ago. GHD's specific involvement with the Dock 5 project started in September 2002, and continued until December 2005.

Lend Lease's Victoria Harbour project has combined a mixture of high quality residential homes, retail strips and stylish office buildings interspersed

with promenades, parks and 3.3 kilometres of water frontage. The building's stunning 148 apartments, over 31 levels, are based on more than 33 different floor plans. In addition, the building boasts a 12,000 bottle temperature controlled wine cellar in the basement and an exclusive lap pool, which overlooks a large, landscaped garden.

GHD was contracted by Bovis Lend Lease to complete an environmental site assessment that took into account a wide variety of factors. Some of these included soil and groundwater investigations to assess the levels of contamination for the Dock 5 development. Remediation, excavation and the disposal of the identified contamination on-site were also assessed and professionally carried out by the on-site GHD team. The basis for remediation was a site specific risk assessment to develop remediation goals that were particular to the proposal development, which enabled flexibility in building design and minimised the volume of soil required to be excavated and disposed of off site.

With the knowledge that contaminated land or groundwater can pose a heavy legal, financial, community and environmental burden on the developer, GHD carried out the Dock 5 environmental assessment in a professional and meticulous fashion that they have developed over the years as a result of dealing with some of the most difficult contaminants in soils and groundwater. Whilst completing the environmental site assessments on the Dock 5 development site, GHD was faced with some unfavourable results. The environmental assessment identified that there was significant contamination on the Dock 5 site, particularly in an area surrounding an old, underground storage tank. Due to the geological profile being fill material on top

of semi-impermeable Coode Island Silt, the contamination had dispersed to the base of the fill material and had ultimately then collected on top of the Coode Island Silt. Although GHD themselves did not carry the work associated with the removal of identified contamination, they ensured that the required excavation works were carried out by another contractor directly engaged with Bovis Lend Lease, in a practical and cost effective manner.

As a result of the environmental assessment undertaken by GHD, the construction of the Dock 5 apartments was able to progress, resulting in the magnificent development that it is today. The Dock 5 project was also a great success for GHD in the fact that it further enhanced their already prolific profile. GHD has also recently completed a number of strategic integrations with other specialist service providers to assist growth and increase their competitive advantage.

An example of this is the implementation of one of the most comprehensive ambient air monitoring programs by an Australian company for the Western Australian Woodside Energy group. GHD's environmental team has been responsible for the design of a program to monitor the ambient and occupational air quality around the Karratha gas plant, located on the remote Burrup Peninsula, with the main focus being on the benzene, toluene and xylene emissions.

In addition, GHD was selected to design the Technology Fortune Centre, a 330,000 square-metre residential and commercial development in Beijing, being built in preparation for the 2008 Olympic Games. The scope included

GHD to prepare a master plan, detailed design and documentation through to the completion of the project.

Hence it can be seen that GHD's proven approach, track record, innovative ideas and a workforce teeming with energy and enthusiasm, sets them apart from their competitors. Offering a diverse range of capabilities and services, as well as employing a large skills base ranging from architects, to civil engineers, to drafters, economists and management consultants, it is no surprise that GHD is often the number one company chosen to offer their advice and services to large-scale national, and international developments.



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Managing foundation risk

Douglas Partners is an Australian engineering consultancy company that specializes in the fields of geotechnics, environment and groundwater, with an emphasis on foundations and piling. With offices Australia-wide, the Douglas Partners team comprises of highly skilled engineers, geophysicists, technicians and support staff. With over 40 years of industry experience, Douglas Partners have undertaken over 50,000 projects. Examples of some of these include the provision of solutions related to groundwater and environmental problems to rail infrastructures (Chatswood to Parramatta) and pipelines in PNG.

Douglas Partners constant professional approach to their geotechnical consultancies have resulted in the formation of a strong relationship with Bovis Lend Lease, especially in regards to work being carried out on the Victoria Harbour development. Through Douglas Partner’s ability to manage and overcome problems encountered by Bovis Lend Lease, and provide practical solutions, they have continued to be the geotechnical consultancy company of choice for the Dock 5 development.

Douglas Partners were responsible for the geotechnical investigation for the foundations of the Dock 5 building. Additionally, they were responsible for construction phase services of the project, offering their professional advice and expertise to the Bovis Lend Lease team.

The focus of the team from Douglas Partners was the pile design and construction phase of the Dock 5 tower, at the initial stages of the development. Their responsibility included undertaking an independent review of the pile test results (initially completed by the piling contractor) on behalf of Bovis Lend Lease, providing a review of the pile design and surface settlement.

One of the biggest challenges Douglas Partners encountered on the Dock 5 development whilst conducting their review, was in regards to the ground

conditions on site. The ground, known as the Yarra Delta area, consists of soft compressible soil, thus is classified as ‘difficult’ This posed potential problems, as the piles used for the Dock 5 tower had to be installed up to 30 metres plus below ground, founding in the siltstone bedrock. There were also ground settlement issues related to the interface of the underground services leading into the building. However, armed with their specialist, technical advice they were able to offer Bovis Lend Lease a set of established procedures that enabled them to solve this geotechnical problem.

With integrity in technical standards and a commitment to provide the responsive and reliable services to their clients, Douglas Partners, have not only developed strong relationships with high calibre companies such as Bovis Lend Lease, but also they continue to be one of the leading engineering consultancy companies in Australia.

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Cementing relationships

Dock 5, situated on Melbourne’s harbourside has been heralded as one of the largest contributions to public open-space of any Melbourne modern-day development. The 29 storey, north facing Dock 5 residential tower, designed by award winning architect, John Wardle, offers residents stunning views of the city, the Yarra River and of Port Phillip Bay.

For a project of such an epic size, professionals within the building and construction industry were called on throughout the construction period to deliver their expertise and services. Due to their global presence, being the leading supplier of aggregates and ready-mix concrete in the US and UK, and with a dynamic team of over 2000 employees in Australia, it was no surprise that Hanson Construction Materials Pty Ltd were chosen by Bovis Lend Lease to supply all the concrete for the Dock 5 project.

Hanson Construction Materials supply a diverse range of concrete and quarry products nationally. With offices both internationally and throughout Australia, Hanson have carried out a number of standout projects and have earned an excellent and reliable reputation among builders, designers, engineers and contractors. Examples of some of the prestigious projects they have been involved with include the Coles distribution centre in Laverton in Melbourne. They also provided 200,000 cubic metres of concrete for the Tugan bypass which is under construction, on the Gold Coast in Queensland.

With a professional team of 20 employees working on and off site, Hanson delivered and supplied the concrete to the Dock 5 site. Their involvement continued for about 18 months, and Dominic Mascitti from Hanson said the delivery and supply of the concrete for the Dock 5 tower ran smoothly, and posed no challenges. As a result, their job was completed in a time saving and cost efficient manner.

With an extensive production and distribution network, Hanson prides itself on delivering competitive pricing, reliable supply and solid technical support, offering both solutions and advice to their clients. It is values such as these that make Hanson a leader within its field, as Dominic Mascitti puts it, “Hanson supply what our clients want, on time, every time.”

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Reach for the top

Highrise Building Services Pty Ltd, has been involved in the Australian building industry for over 15 years. During this period, Highrise have established both a prolific and respected reputation, and to this day are continuing to make their mark within the industry. Initially servicing Melbourne's metropolitan suburbs, Highrise has now extended their professional services and expertise to include both Brisbane and Sydney.

Highrise has been responsible for supplying the building industry with only the highest standard of scaffolding, gantries, highly skilled labour and various other services. Purchasing the highest quality Australian Standards Steel for the production of gantries and steel scaffolds, the safety and versatility of the scaffolding used in many aspects of the building of their commercial and domestic projects, is guaranteed.

Highrise Building Services Pty Ltd have recently set up a separate division, Highrise Gantries Pty Ltd, and have begun doing heavy duty gantries for numerous construction companies such as Grocon, LU Simon, Boulderstone, John Holland and Multiplex.

As a result of the high quality and cost effective solutions provided by Highrise, they have recently completed a number of reputable projects. Examples of some of these include Boulderstone Estate (the Royal Womens Hospital in Melbourne), Bectons student accommodation at Melbourne University, as well as the new Bovis Lend Lease Ericsson building, located next to the Dock 5 site at Docklands. One of their most notable projects in Brisbane included the provision of scaffolding and gantries for the building group, Hutchinson, on the Evolution development. On this site, Highrise provided 3 level-high gantries during the construction of on-site accommodation, providing safety and accessibility for all those involved on site.

Highrise also played a significant role on behalf of Bovis Lend Lease, on the Dock 5 building site. This latest Bovis lend Lease development represents quality from the ground up. Created with sustainable ecological design, the standards of Dock 5 are uncompromised in terms of engineering, building materials and appointments. As a result, Dock 5 represents enduring value and an outstanding and unique investment opportunity.

Working on this particular development, Highrise were responsible for providing gantries, both for the site sheds for employees and the publics overhead protection. As a result of the gantries, workers were given protection whilst walking between the site sheds and the actual construction site. Additionally, the public was provided protection outside the site, and in and around the waterfront side of the development.

The gantries Highrise provided were the latest in technology, with wider platforms and larger spaces between the legs, therefore increasing client access to the site. This unique gantry design is also proven to be a lot faster to erect and dismantle on site, and the sleek design substantially reduces traffic problems, thus ensuring a more efficient construction completion. In fact, the gantries and scaffolding supplied on site were of such high quality, and provided such high standards of safety and protection, that Highrise and Bovis together received a safety award for their efforts from the National Safety Council of Australia.

It can be seen that as a result of the experience between the Managing Director Paul Newman and Contracts Manager Steve Allen, and their extensive work in the commercial sector of the building industry, Highrise continues to provide the highest quality equipment and services for any job large or small, providing cost effective and time saving solutions.

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Powerful performers

Based in Melbourne's CBD since 1995, Multipipe continues to provide outstanding services, working in the Communications, Gas, and Power and Water industries. As a result of their strong reputation within the industry, Multipipe is the preferred supplier to a number of companies for construction activities. The team of 26 professional employees, supported by experienced management and office staff, work installing power conduits and pits for power and communication companies within the CBD.

With their head office and depot conveniently positioned only five minutes away from the CBD of Melbourne, with the freeways and ring roads also being close at hand, Multipipe's personnel and equipment can be at any given metropolitan address within 30 minutes of departure from site, providing a fast and effective delivery of solutions.

Some of Multipipe's capabilities includes the provision of trenching, directional drilling, pipe laying, conduit pit and manhole installation, plant and labour hire to the Water, Power, Communications and Gas industries. Additionally, an increasing portion of projects are being carried out as Design

and Construction Projects. Examples of some of their more recent and notable projects include the Queen Victoria Centre, the Telstra Dome, Power upgrade for Tram network in St Kilda Rd and the National Australia Bank building in Melbourne's CBD.

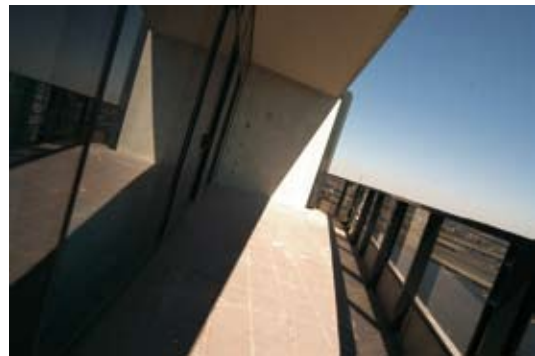
One of their largest and most prolific projects to date have been the various works they have carried out, on behalf of Bovis Lend Lease, on the Dock 5 development. Their initial involvement, which commenced at the end of July 2004, was the installation of the HV diversion around the site. Relocating the Citipower network meant that construction on the site could commence. Utilizing Multipipe's credentials enabled Bovis Lend Lease to use Multipipe to install 200 lineal metres of 16 conduits run, with the conduit size being 125mm diameter and a 9 conduit run of 85 lineal metres. This initial project also required Multipipe to install two large, pre-cast manholes about 3x4x2 deep. Through the installation of conduits, cable hauling and the associated jointing of cables, Multipipe was able to provide turnkey solutions for Bovis Lend Lease, completing the project in a time saving and cost effective manner.

The second stage of their involvement on the Dock 5 development was directly through Telstra. As Multipipe is an accredited contractor for Telstra, and with most of the work they do for them being carried out in a building site environment and as a result of their prolific profile and strong relationship with Bovis Lend Lease, Multipipe were the logical choice to go in with Telstra to work on Dock 5. This second stage of involvement commenced in November 2004 and involved the installation of 5 PF 12 Telstra manholes and 4 PF 28 manholes.

One of the challenges Multipipe faced was that the manholes had to be reconfigured due to alignment difficulties, however the motivated and professional team on site were able to work through this difficulty and provide an effective solution to the problem. Their involvement also consisted of the installation of 152 metres of a 4 conduit run, with a diameter of 100mm, and 161 metres of a 12-way conduit run, with a 100mm diameter. This stage of the development was completed in August 2005, demonstrating that once again, Multipipe were able to perform their tasks within an efficient and timesaving frame.

As a result of their work on the Dock 5 project, it can be seen that Multipipe's highly skilled and focused team is committed to delivering a professional service to the broad range of clients that they service. They achieve this by delivering innovative solutions to problems through the application of competitive engineering, management and contracting skills. It is through Multipipe's constant striving to further improve their service delivery, and provide cost effective solutions to their clients, which keeps Multipipe one step ahead of their competitors.

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Watertight solutions

Barry Tanner and Associates has been established and operating in Australia for over 15 years, specializing in project management (commercial construction), waterproof coatings, sealants, caulking and epoxy grouting. This medium sized company predominantly services the Melbourne CBD, Mornington Peninsula and country Victoria areas, working on various projects across a range of sizes.

The waterproofing works in the waterproofing division of the company are extensive and include repair and rectification problems with the ingress of water into a range of building structures. They also carry out works to swimming pools (coatings and caulking) water retaining structures and shower bases. Examples of prolific projects that Barry Tanner and Associates have been involved in include Balnarring Village, Frankston Rehabilitation Hospital, and AMP building (façade).

Their latest project involvement has been the waterproofing and caulking the Bovis Lend Lease 'Condor Dock 5 Apartments' project, with their specific role on site to waterproof all the wet areas, balconies and roof areas. With 10 employees being deployed on the site for the last 16 months, this has been one of the company's biggest projects to date.

From the large landscaped and paved areas, to the internals of the pool, Barry Tanner and Associates have applied a wide range of membrane systems to this project, and in doing so have attained the total confidence of the Bovis Lend Lease team. Whilst undertaking the waterproofing of the landscaped area, using only hand-held tools and equipment, areas were de-

tailed and membraned using a double layer torch applied sheet membrane, which was supplied by Parchem.

Despite facing a number of challenges posed as a result of the weather, Barry Tanner and Associates' professional workforce were able to overcome this set-back, completing their work in both a cost-efficient and time saving manner. The team were also responsible for the installation of over 3000 lineal metres of quality caulking to the pre-cast panels and k-panels on the 'Condor Apartments' development site and Dock 5 projects.

With an extensive portfolio, containing a number of significantly sized projects, and their solid reputation within the waterproofing industry, it is little wonder that Barry Tanner and Associates have a unique edge over their competitors, providing cost-effective and satisfying solutions to all their client's requests.

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Pre-Casting the future

Westkon Precast Concrete is a precast concrete company that has been operating within the industry for 20 years. Specialising in pre-cast concrete, Westkon generally services the Victorian structural, civil and architectural construction markets, however they are willing to work anywhere that transport costs allow.

Their large, experienced workforce, that consists of 90 employees, have carried out a number of prominent projects. Some of these include MCG Northern Stand Redevelopment, MAB New Quay Development, Craigieburn & Pakenham Freeway Bypasses, Telstra Dome, Federation Square, City Link and Liberty Tower. All manufacturing by Westkon is carried out at the Sunshine and Melton Yards, which are equipped with all the necessary facilities and a covered factory area, needed to complete any projects.

One of their most recent projects has been Dock 5. Whilst working on Dock 5 for Bovis Lend Lease, Westkon was responsible for implementing all the architectural and structural pre-cast wall panels. Additionally, Westkon also supplied precast architectural columns and balustrades.

Westkon provided off-white and grey off-form exposed concrete finishes on the Dock 5 development. In addition to this, the motivated and highly skilled team exhibited their professionalism by manufacturing unique pre-cast concrete 'V' shaped architectural column. This demonstrated Westkon's commitment to applying and using only the latest and most advanced prod-

ucts and technologies, whilst working on specific projects.

As a result of their realistic planning and production management, Westkon were able to deliver to Bovis Lend Lease quality service. Also, as Westkon were able to complete the project without facing any major challenges or obstacles, the precast concrete wall panels, balustrades and columns were installed in a time efficient and cost effective manner.

With their solid reputation in the precast concrete industry, Westkon are also able to offer a full design and construct package for complete precast structures. Additionally, project management advice on the 'buildability' of existing or prospective designs is also offered, concreting the high level of service and professionalism that resounds with Westkon.

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A concrete solution

Melbourne's Dock 5 development, sustained by an amazing 3.7 kilometres of waterfront, a 200 berth marina, tree-lined boulevards and intimate laneways, will transform Victoria Harbour into a 21st Century, sophisticated neighbourhood. Due to Australian Concrete Technologies prolific profile and reputation within the industry, since their establishment in 2001, it came as no surprise that they were chosen to be involved on the Dock 5 project.

Operating out of Melbourne and Sydney, as well as carrying out further projects internationally, Australian Concrete Technologies specializes in post-tensioning, jump and slip forms, perimeter screens and structural remediation, including blast protection, with a design and construct capability in all these areas.

Examples of some of their more notable projects include Alatar Tower in Dubai, in which Australian Concrete Technologies were responsible for implementing the jump forms and the perimeter screens. In Melbourne, Australian Concrete Technologies provided the post-tensioning and jumpforms for the recently completed Yve Apartments and are currently carrying out the post-tensioning for the Royal Women's Hospital which is heralded as being one of the biggest post-tensioning jobs in Melbourne. Significant post-tensioning projects in Sydney include the 33-storey Stamford Marquee tower and the nearly 10000m² joint free slab on grade for container storage in Chullora for Toll Holdings.

Initially commencing work in 2004, Australian Concrete Technologies' two and a half year involvement on Dock 5, only came to an end after the structural works had been completed. Their main role, on behalf of Bovis Lend Lease was the post-tensioning of all the floor slabs, as well as providing a self-climbing jump form system, used for the construction of the core.

The logistical problems with such a landmark development posed a few challenges for the Australian Concrete Technologies team. One of these obstacles was that a profiled surface was required on the external exposed south wall of the core above Level 8. This was a repetitive profile, which needed to be repeated from floor to floor. To overcome this, the expert team at Australian Concrete Technologies installed a profiled metal sheet to the inner skin of the jump form panels. Additionally, the post-tensioned tendons for the levels between 9-31, were all pre-fabricated and lifted up using special lifting frames to prevent damage to the tendon ducts. This enabled a speedier installation and by freeing up space on the deck, allowed other trades to work simultaneously.

Through the constant use of such expert techniques and high quality equipment, and through their prolific reputation and high profile projects, Australian Concrete Technologies guarantees their clients a comprehensive package of services. They aim to provide this by working closely with their clients and all other parties involved, from the initial planning and development stages right through to the final completion of the project.

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