



Main The foyer reflects the beautiful co-operation between craftspeople, contemporary artists and specialist designers.
Inset The shimmering exterior of NewActon - The ApARTments.

The ApARTments

The finer details are what make this project so special, from beautiful finishes and appliances to the imaginative application of beautiful art.

Below One of the many apartment types available from this creative project.

A.C.T. ON ART

World class residential achievement adorns the nation's heart.

Showing a curved glazed façade to the world, The ApARTments reflect Canberra's coming of age as a cosmopolitan National Capital. Situated on one of the Central City areas main arteries, and with a clear green view across to Lake Burley Griffin, the residential project is the jewel in the crowning achievement of the NewActon development undertaken by Molonglo Group.

Fender Katsilidis Architects, responsible for other outstanding projects such as Eureka Tower, designed the 18 level glass, steel and concrete tower, with its distinctive curvilinear design rising from a three story podium. The project offers the most residential amenity of any Canberra project, including a fully equipped gymnasium, theatre, 600m² residents-only rooftop garden and secure basement car parking. A pedestrianised internal street comprised of gentle stepping paved and grassed terraces enlivened with public art gives access to an entry lobby designed to impress and inspire, and also provides a seamless link to the multi-award winning NewActon Pavilion

and NewActon East, with its mix of retail, recreational and commercial spaces.

The finer details are part of what makes this project so special: stainless steel appliances in chef-standard kitchens featuring stone benchtops; expansive use of double glazing to allow the natural light into homes; high ceilings; luxurious carpeting; stone tiling in bathrooms and exacting fitouts executed to perfection. The double height entry lobby features stone flooring, folded timber cladding panels and distinctive lighting fixtures designed solely for this project.

A large number of art pieces were especially commissioned for the project, including paintings by Dan Maginnity and sculptures by Warren Langley and Arthur Wicks, working in contemporary media including optic fibre, LED projections, and waxed rusted mild and stainless steel. Australian sculptors Anne Ferguson and Robin Blau have also created works for the site, as have timber designer/artisans Kevnin Perkins, Gordon Smith and Derek Whiffen.

These art pieces appear throughout the project – adorning the pedestrian access landscape; in the entry lobby; and also in the podium level gardens designed by Oculus, the landscape architects for this project. A motion-sensing interactive sculptural work has also been incorporated into NewActon's Marcus Clarke Street frontage.

A wide variety of apartment sizes have been created, all with proportions commensurate with a private detached home. The ground floor comprises two level loft style apartments with one bedroom, private courtyards and double-height living spaces.

Levels two and three of the Podium are also in the majority one bedroom apartments, with balconies and a high standard of fitout and finishes.

On level four, garden lovers find paradise in the city, with 1-2-3 bedroom apartments which both open onto the podium's rooftop garden and feature private gardens for each home.

On levels 5 to 10 of the tower, a diverse choice of floor plans allows for a diversity of home styles, all with views of either the lake or the city, Black Mountain and the Brindabellas. From levels 11 to 14 a larger floor plate running the entire length of the tower means every apartment has complete panoramic views.

Level 15 has been developed as sub-penthouses with 300m of floor space, multiple balconies and expansive use of glazing to maximise the amenity of the views for residents. On levels 16 and 17 four penthouses with 270 degree views give double storey luxury with a clear eyeline to all the main features of Walter Burley Griffin's classic plan for the heart of the capital.

A landmark in its own right, the combination of quality materials, excellent workmanship and a design which echoes the curves which are a hallmark of the overall design of Canberra, The ApARTments represent an outstanding achievement for the entire team who brought the vision to life.

Main The design echoes the curves which are a hallmark of the overall design of Canberra's city plan.





Main Micos Group's new IGU suite contributed to both the appearance and energy efficiency of the building.
Insets Sliding or revolving, Micos Group can design the glass door you want.

Design, engineering and production capacities of the highest order went into the façade envelope of The ApARTments at NewActon Stage 2. Micos Group developed an entirely new Insulated Glass Unit (IGU) suite for the project, which not only delivered the distinctive artistic appearance the architect wanted, but also made a major contribution to the project's outstanding energy efficiency.

The façade had to be designed and engineered with particular reference to the slab edge to ensure it appeared to be curtain wall, even though a slab to slab system was used. The entire façade envelope aside from the composite sheet cladding was fabricated and installed by Micos expert teams, and included sliding doors, awnings and fixed panel windows.

Micos had a team of seven people working on research and development, drafting, technical, and project management for a period of four to six months to develop the new profiles with the engineers and architect, and to finalise the shop drawings and details which enabled the company's manufacturing operation to cut the new profiles for the project. Up to twenty staff worked on site undertaking the installation, over a period of six to eight months.

"It was a pleasure working with FKM Architects and PBS Building on such a challenging project. The main challenge was designing the new suite to ensure compliance with thermal, structural, acoustic, wind load and aesthetic appeal," said Con Micos.

"The onsite installation required detailed planning for vertical and horizontal movement to the install position.

"The project is the highest star rating for energy efficiency, hence all the façade is Insulated Glass Units (IGU's). It will be a benchmark for units not only in Canberra but in Australia. With the installation of IGU's, this will allow the occupants to minimize their use of heating and cooling devices, saving energy and the environment."

Micos also supplied and installed some of The ApARTments finer details with special shop front and entry lobby foyers featuring revolving doors, all with Architectural curved glazing.

With a track record stretching back to 1958, the Micos Group have a depth of knowledge

on acoustic, thermal and wind compliance which has been showcased on other high profile projects around the country. They specialise in glass and aluminium façade solutions, including high-rise residential aluminium windows and doors; high-rise Unitised Curtain Wall; Public Works; and Architectural and Frameless Glass Entries. The company has the design and engineering capacities to deliver detailed project-specific products, matched by a 13,300m² factory complex with state of the art equipment enabling sufficient manufacturing capacity to meet the needs of large numbers of concurrent major projects.

Currently, Micos is at work on the entire façade for the Soleil Meriton project in Brisbane. Soleil is a 77 storey masterpiece of residential apartments in Brisbane CBD, encased exclusively with Micos products. These include Unitised Curtain Wall, complemented by awnings, composite cladding, vertical glass feature fins, express box beads, feature glass boxes, horizontal extruded sunshades, awning windows, frameless glass and auto entries.

Other projects displaying Micos expertise include the Gloucester Street Apartments for St Hilliers in Sydney and The Royal for Mirvac at Newcastle.

The company's staff of 115 has a skill base including estimating, drafting, project management, procurement, production, research & development, installation, maintenance and service, all with a wealth of knowledge gained from five decades of product development and successful installations. Growing from beginnings in the door and window trade in inner city Sydney, the family run operation has expanded their capacities in leaps and bounds, while maintaining core values of integrity, quality and ongoing innovation.

For more information contact Micos Group, 318 Horsley Road Milperra NSW 2214, phone: 02 8707 7800, fax: 02 8707 7801. Email: enquiries@micos.com.au, website: www.micos.com.au.



NEWACTON THE APARTMENTS/ MICOS GROUP

Below Gungahlin Concrete Services pumped around 15,000m³ of concrete during their 12 months onsite.

Below Erincoole Building Services were responsible for the Rimex feature fin and the beautiful timber façades.



Everything about the NewActon Stage Two project was challenging – the architecture, the scale of the project, and the timeframe. For Gungahlin Concrete Services (GCS), who undertook the pumping, placing and finishing of concrete for the 18 level tower, podium and external areas, this job represents new realms of achievement.

GCS were onsite for twelve months, and pumped around 15,000m³ of concrete. Meeting the tight works program and the structural challenges of the project itself was enabled through close teamwork between GCS, Elvin Group the concrete supplier, IC Formwork the formwork subcontractor and PBS the construction company. GCS take pride in their ability to enter the field with a team-playing attitude which produces the kind of stunning results on display at The ApARTments.

“At the time, this project was the biggest job GCS had ever worked on. The pace at which the job ran at was fast and challenging, but GCS delivered a quality product throughout the whole project,” said GCS Managing Director, Peter Marcantonio.

“We believe in long term relationships with our builders and feel we are different from our competition, not through our concreting skills but through the fundamentals of our core business values. Our values

are trust, integrity, and communication. We have a win, win philosophy and work hard to build a strong team spirit amongst our employees and clients,” added General Manager, Robert Belmonte

Founded in 2001, GCS quickly established a reputation as one of Canberra’s best concrete companies, and the growth of the business has reflected their successful track record on numerous commercial, retail and residential projects.

Currently, GCS are working on the extension to the Westfield Shopping Centre Belconnen ACT, which might be more on the horizontal at only two storeys, but will be in total a bigger pour volume than NewActon Stage Two. With a positive vibe left between PBS and GCS after the completion of the ApARTments, GCS hope to commence work on Acton Stage 3 with PBS in the coming future as ground works have started.

For more information about Gungahlin Concrete Services contact either Robert Belmonte (General Manager) mobile 0402 122 028 or Peter Marcantonio (Managing Director) mobile 0411 147 919.

NEWACTON THE APARTMENTS/ **GUNGAHLIN CONCRETE SERVICES**

One of the most outstanding features of The ApARTments is the handiwork of award-winning ACT building company, Erincoole Building Services Pty Ltd (EBS). They were responsible for the supply and install of the Rimex feature fin that runs the length of the tower from levels 4 to 18, a task requiring an extremely high level of trade skills to maintain the feature’s straight line.

Unique and challenging façades are what EBS specialises in, leading the industry in the ACT and New South Wales when it comes to installation and fixing of new-generation façade products. EBS are also experts in timber construction and flat bed routing, and supplied and installed 1600m² of Western Red Cedar lining boards and trims for the NewActon Stage Two project. EBS also supplied and installed Brushed Alcobond Cladding, Alpolic Wall Cladding and Coroten features including the ‘rusty steel’ waterfall, and had up to twenty skilled workers on site between July 2009 and September 2010 completing the works.

The EBS Queanbeyan base has facilities to process aluminium composite panel and medium-density fibreboard materials, enabling precise fabrication of specific façade products which meet the exact requirements of project designs.

Industry recognition includes MBA Awards for External Building Façades in 2003, 2004,2005, 2007, 2008 and 2010, and being named ACT Sub-contractor of the year in 2007 and 2008. These awards are an outstanding endorsement of the company’s core team of experienced supervisors and tradesmen.

“Our 20 years in the industry working on buildings such as Brindabella Business Park and Acton has earned EBS a reputation for delivering innovative and complex external façades, whilst completing projects on time and on budget,” said EBS Director, Wayne Richards.

“EBS’s goal is to exceed the expectation of every client by offering innovation, flexibility, value for money, whilst delivering a quality product on time. Our reputation coupled with extensive industry knowledge makes EBS the ideal choice for your next development or project.”

For more information contact Erincoole Building Services Pty Ltd, 14 Silva Avenue Queanbeyan NSW 2620 , phone 02 6297 1399, fax 02 6284 4099. Email: erincoole@erincoole.com.au, website: www.erincoole.com.au.

NEWACTON THE APARTMENTS/ **ERINCOLE BUILDING SERVICES**

Below The NewActon project has become a showcase of J&J Interiors magnificent work.

Below Southern Plumbing Plus and their products met the new benchmarks in quality and design being set by the project.



NewActon Stage Two, The ApARTments, is J&J Interior’s finest and biggest project to date: a showcase of their ability to deliver outstanding craftsmanship on a large scale project. J&J Interiors had a varied and unique role in this project ranging from Design and Site Management, to the core business of interior fit-outs.

“This was an amazingly detailed job. These apartments are something Canberra’s never seen before. There were 182 apartments, and over 50 different designs involved. Challenges included the shadow line details to exposed concrete ceilings and door head panels on most doorways. In the bathrooms, everything had to be installed to zero tolerances to achieve the precise junctions between stonework glass and plasterboard. This is the biggest project we’ve done, a real learning curve for us and an amazing accomplishment for our company.” said J&J Project Manager, Joe Corby.

J&J had up to 70 workers on site during peak days of their 18 month works program at The ApARTments. The finished product is a testament to the company’s high expectations of their employees, their professionalism and pride taken in the work they produce.

This project extends on the successful work J&J undertook on NewActon Stage One, and crowns a decade of residential projects.

J&J is a family owned company, with over 26 years experience in the Canberra region. Directors John, Jacqui and David McGilvray have built a company focused on delivering high quality results for their clients. With extensive experience across materials, methods and management of skilled labour, J&J Interiors have the expertise to deliver on ACT’s most demanding and exciting projects.

For more information contact J&J Interiors, Unit 13, 65 Tennant Street Fyshwick ACT 2609, phone: 02 6162 3616, fax: 02 6162 3617. Email: admin@jjinteriors.com.au.



NEWACTON THE APARTMENTS/ **J&J INTERIORS**

Bathroom and plumbing products for the NewActon development were supplied by a local Canberra company, Southern Plumbing Plus. Southern Plumbing’s Managing Director, Warwick Beutler, said the prestigious project set a new benchmark for quality and design – not just in Canberra, but in Australia. “We sourced products for the wet areas from a range of foreign and domestic suppliers,” he said.

“There are custom finished hand basins from Apaier, sleek toilet suites from Parisi, Duravit basins from Europe, and tonic motion sink and basin mixers from Rogerseller. Rogerseller also provided the bathroom accessories, while the baths came from local supplier, Caroma Dorf, and the showers came out of the Brisbane factory of Ram Taps.”

Mr Beutler said it was unusual to get such a mix of products in the one project. “But it certainly works well,” he said.

Southern Plumbing Plus is the largest independent supplier of plumbing, bathroom and kitchen products in the Canberra region. It has major stores at Fyshwick and Mitchell in Canberra, and operates regionally as well – in Albury, Wagga Wagga and Goulburn. The company has grown strongly from its origins more than 30 years ago as a small plumbing

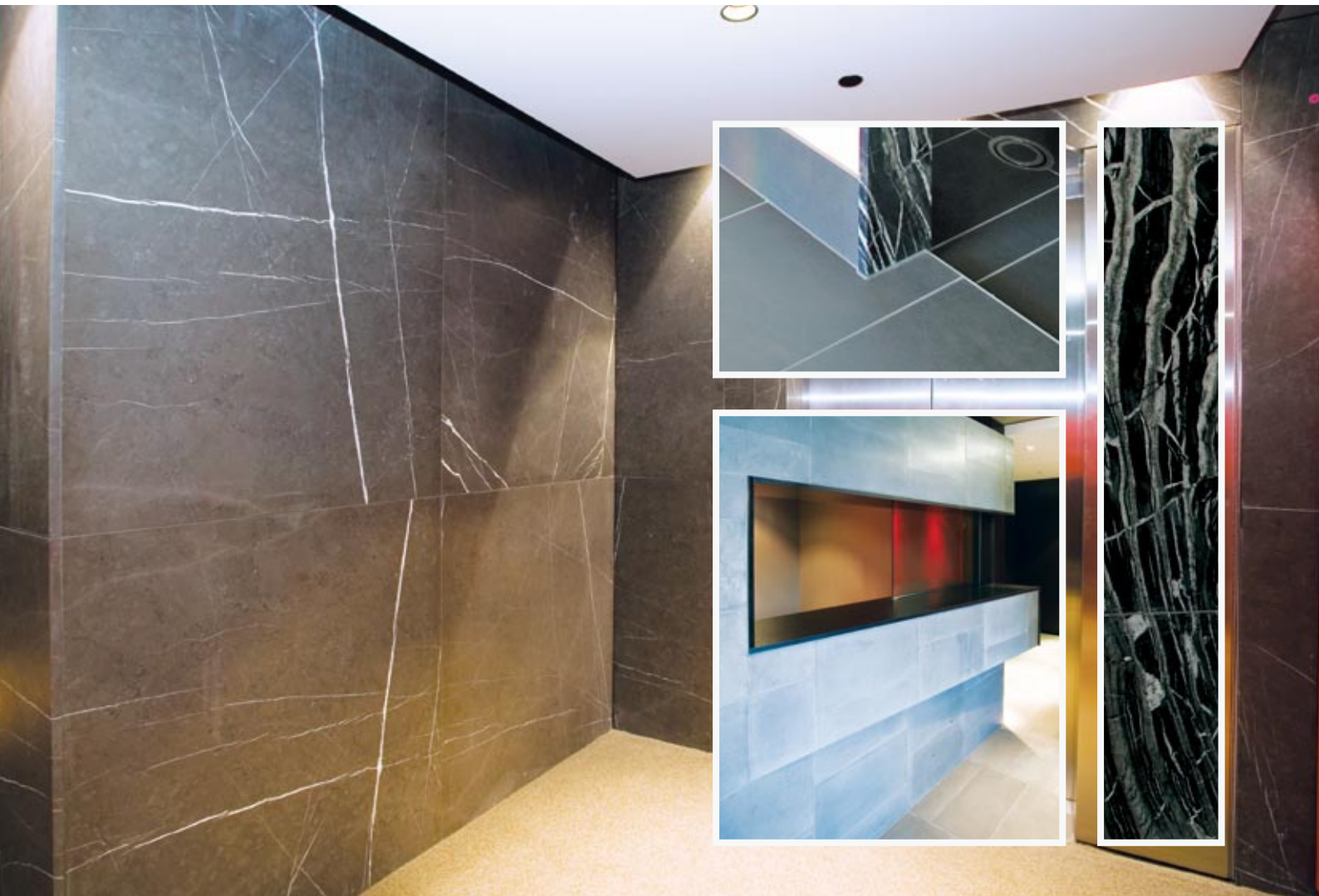
supply outlet in Fyshwick. It now employs more than 100 people and its retail outlets, under the brand Southern Innovations, are regarded as among the best in Australia.

“We take pride in being that little bit different,” Mr Beutler said. “We get involved with large building projects like NewActon by providing products which are not run-of-the-mill. They’re well-designed, functional and contemporary. And most importantly, they have an air of exclusivity about them which developers and marketers are demanding.”

For more information contact Southern Plumbing Plus at their headquarters, 21 Lyell Street Fyshwick ACT 2609, phone 02 6126 1111. Email: sales@spplus.com.au, websites: www.southerninnovations.com.au or www.spplus.com.au. Alternatively visit one of their other stores at 149 Flemington Road Mitchell ACT 2911, 51 Bennu Circuit Albury NSW 2640, 32 Pearson Street Wagga Wagga NSW 2650, 110 Clinton Street Goulburn NSW 2580.

NEWACTON THE APARTMENTS/ **SOUTHERN PLUMBING PLUS**

Below The Natural Stone installed to the common areas lobby floor, feature walls and lift façades by Professional Tiling Services.



Below LANDdata Surveys provided a range of surveying services for the NewActon project.



Below I.C Formwork's experience in solving construction challenges provided solutions for buildings of unique architecture such as NewActon.

Their name sums them up: Professional Tiling Services (PTS); and for over a year they gave The ApARTments at NewActon South the same level of scrupulous workmanship with quality materials which have made them a preferred subcontractor for some of the ACT's most discerning commercial builders and private clients. Their highly skilled crews of tilers, stonemasons, waterproofers and labourers installed all tiling, waterproofing and wet area feature stone work for the internal units, including the supply and installation of Smart stone to bath surrounds and waterproofing and paving to balconies. They also supplied and installed Bluestone to the common areas lobby floor and feature walls, and stone to the lift façades.

Balconies at The ApARTments received special treatment, with Versipave paving pads used in conjunction with Uniroll soundproofing – a Greenstar Council accredited product. PTS also used Greenstar accredited Mapei adhesives and waterproofing membrane throughout the project.

This job came with a number of challenges: there were numerous unit designs, each with differing bathroom and tile layouts; pavers had to be cut for curved balconies in a manner which ensured a level finish with the paver pads; and the 20mm Bluestone thresholds to wet area doors needed to be installed at a level which exactly matched finished floor

levels in the adjoining rooms. PTS pride themselves on attention to finer details, such as incorporating the stone width with the wall tiles to create interest on the shower walls, and ensuring exact shower base levels in order to incorporate a flat tile positioned in the centre which integrated the round smart waste.

PTS are dedicated to excellent OH&S, and had to ensure the transport of large amounts of stone, tiles and materials up and down the project's 17 levels was carried out without injury. Their work practices on all projects are certified compliant with the National Code of Practice for the Construction Industry, and PTS are members of the HIA and MBA.

In seventeen years of business, PTS have undertaken projects across the ACT and surrounds in all sectors, including private residential work. Their major successes include ATO Canberra City, ACT Prison, DFO Canberra, Bimberi Youth Justice Centre, Old Parliament House Refurbishment, Dendy Cinemas, and they are an ongoing contractor for DHA Housing.

For more information contact Professional Tiling Services, phone 02 6161 6501, fax 02 6161 6502. Email: admin@protiling.com.au.

LANDdata Surveys is proud of its long association with the Molonglo Group and has been providing surveying services to the prominent NewActon site since 1998. Throughout the NewActon Stage 2 project, this highly skilled company undertook surveys for design of buildings and civil works; boundary surveys, subdivision and easement creation; sub lease measuring and floor area determinations; and set out of complex structures. Work as executed surveys and preparation of unit title plans for this high profile project were also done by LANDdata, utilising leading edge technology and innovative surveying techniques to deliver productivity gains and optimal project outcomes.

“Typically the surveyor is one of the first consultants to step onto the project site and one of the last to leave,” said LANDdata Managing Partner, David Sloan. “With over thirty staff and ten experienced survey teams in the field each day, we have been able to ensure that the skills and resources required for this project have been delivered. Our client focus assures a close relationship with the developer, the builder, other consultants and all trades on the project. Our “team approach” ensured the best possible result for this project.”

For more information contact LANDdata Surveys Pty Ltd, 3/151 Newcastle Street Fyshwick ACT 2609, phone: 02 6239-3088, mobile: 0417 430 521. Email: david.sloan@landdata.com.au, website: www.landdata.com.au.

Providing formwork for the ApARTments in the NewActon precinct showcased the talents of I.C Formwork when it comes to delivering solutions for architecture which is outside the square. In this case, the structure is an 18 storey curvilinear tower on a three storey podium, so innovative approaches had to be implemented.

I.C Formwork has the experience to solve construction challenges, and has been providing their building services and expertise to the formwork industry since 1983. With more than 170 employees, I.C Formwork has been involved in a wide variety of high profile, demanding projects, in both Canberra and NSW.

In order to achieve the best construction outcomes, the highest quality materials, such as falsework and formwork are provided, with a commitment to ensuring products are on site on time. Given the company's abilities and track record, and the demonstrated commitment to providing reliable and affordable services, projects looking for superior formwork specialists need look no further than I.C Formwork.

For more information contact I.C Formwork, 5 Daly Street, Queanbeyan NSW 2620, phone 02 6297 7137. Email: steve@icformwork.com.au, website: www.icformwork.com.au.