

# CRÈME DE LA CRÈME

Equiset Construction was awarded the \$42m contract to construct Proximity on Queens, a high-end residential development offering 159 spacious apartments.

MAIN CONSTRUCTION COMPANY : Equiset  
ARCHITECT : Bates Smart Architects  
BUILDING SURVEYOR : Phillip Chun  
SERVICES ENGINEER: Wood and Grieve  
STRUCTURAL ENGINEER: BG&E  
PROJECT MANAGER: Peloton Development Management  
COMPLETION : November 2012  
PROJECT END VALUE : \$42 Million



**Equiset is a family owned property development, project management and construction company which was established in 1998 by Lorenz Grollo, and is a Grollo Group Company.**

From its inception, the company has distinguished itself through its ability to seek out strategic and original solutions, using them to bring a wide range of projects to successful completion and winning a string of prestigious awards in the process.

Equiset's focus on creating better places for people is nowhere more evident than in its construction of Proximity on Queens residential development, awarded by tender in 2010 and scheduled for completion in November this year.

Idyllically located in Melbourne's City of Port Philip, on sought-after Queens Road opposite Albert Park lake and parklands, Proximity is within easy walking distance of the vibrant St Kilda retail and commercial hub and minutes from some of the city's leading schools and universities. Melbourne CBD is just 3km away, accessed by tram or the West Gate freeway.

The 12-floor, Bates Smart-designed complex has been developed by Peloton Group. It consists of 112 one-bedroom apartments, 44 two-bedroom apartments and three larger, three-bedroom apartments has 143 car spaces over two basement levels, including 16 car stackers.

Apartment interiors feature abundant natural light with floor-to-ceiling windows, built-in wardrobes, air conditioning and a choice of classic or contemporary interiors.

As the company wholly responsible for the construction of Proximity on Queens, Equiset has incorporated the high-level ESD building practices that have seen its past projects merit multiple Green Star certifications and environmental awards.

Proximity on site Project Manager, Iliia Polorotoff, notes that one of the building's major design considerations was the continuous flow of underground water during construction and after completion.

"As a safeguard, we've built a storage tank under the car park in case of pump failure in the future. The tank capacity is approximately 50,000 litres, which would take six to eight hours to fill before the basement starts flooding."

"We have also recycled rain water for flushing toilets and the irrigation of garden beds."

Currently, Equiset, the principal company through which the Grollo group focuses its construction projects, employs around 150 people across its planning, design, construction management and finance and equity involvement activities.

Construction is where the Grollo family began in business. Luigi Grollo left Treviso, Italy, in 1928 to make new life in Melbourne. In the 1940s, he started business with one truck and a small team of men who began building footpaths and swimming pools. Over the years, that business grew into one of Australia's largest and most successful construction groups.

Since Equiset was established, the company has rapidly made a name in its chosen fields of operation, by combining creative planning and design solutions, the best and most efficient construction methods and superior management skills, to deliver projects on time and within budget. This relatively young company draws on strong connections in the building industry and a skilled and experienced management team.

To date, Equiset has made significant achievements in education, residential alpine, commercial office, retail and sporting venue development and construction. Major projects include the \$250 million University Square development for the University of Melbourne; Alto Villas, a six-storey, 20 apartment luxury boutique complex on Mount Buller; Monash University Caulfield Campus development; and the A-Grade, environmentally-sustainable corporate headquarters for National Foods at Docklands.

Equiset understands the needs of business and community and the challenges facing the property development and construction sector. The company seeks strategic and original solutions to individual property needs, and offers a flexible and comprehensive service. From a single contact point, clients can access concept planning services, design, construction management and finance and equity involvement.

**For more information contact Equiset**, phone 03 9620 5999, fax 03 9620 5977, email: [equiset@equiset.com.au](mailto:equiset@equiset.com.au), website: [www.equiset.com.au](http://www.equiset.com.au), contact: Catherine Hall



## A COMPLETE SERVICE PACKAGE

**Collaborating with Australia's best architects, designers, specifiers and builders, Metanovus Teasco provides louvre systems for a variety of functions.**

A commercial building and construction sector specialist, Metanovus Teasco focus on large-scale projects offering a complete service package.

The company's capacity to create architecturally pleasing, yet functional louvre systems is evident on the Bates Smart designed Proximity on Queens development. The 12-storey development on popular Queens Road is home to 161 apartments. Positioned directly opposite Albert Park Lake and parklands, the elegant and spacious 1, 2 and 3 bedroom apartments are in the heart of Melbourne's cultural and leisure-centric best.

Metanovus was established in Braeside, Victoria in 2005 as an architectural sales and marketing specialist. Initially specialising in mechanical expansion joints, the company expanded its reach to include architectural louvres, sunscreens, door and wall protection, commercial signage and cubicle tracking.

The company designs and manufactures louvres ranging from sunscreens, acoustic louvres, elliptical feature louvres, balustrades, skylights and commercial window systems. Metanovus Teasco clients also benefit from the company's expertise in project and contract management and site supervision.

Since joining forces with long time business partners Teasco Thailand Co. Ltd, in December 2009, the company's production

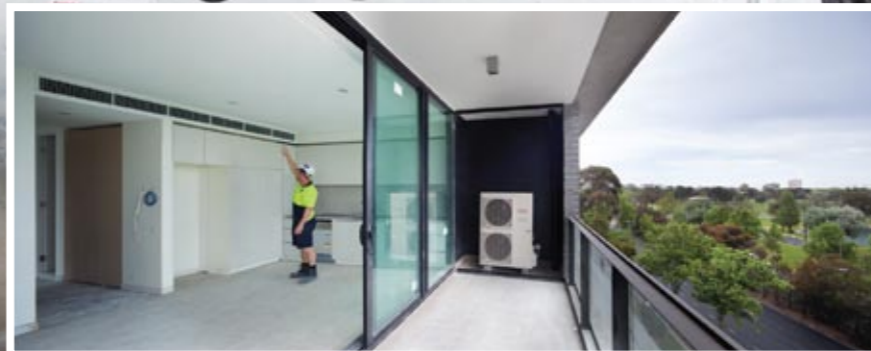
capabilities and portfolio of offerings has increased; satisfying a rapidly expanding client base. The company's off-shore production facility allows for more competitive pricing for large-scale projects.

Projects involved with include: The Pinnacle, The Guilfoyle, Vogue Apartments and Tooronga Village Shopping Centre.

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## UP FOR THE JOB



## ON THE UP AND UP

As construction industry fairy tales go, Richstone Group's is a beauty. When registered plumbers Hayden Richardson and Shannon Egglestone pooled resources (\$2000 apiece) in 2003 they did not envisage the growth and success, "the little monster", as Mr Richardson describes it, that is their brand today. The one-time humble plumbing business has expanded to a multi-divisional enterprise, employing 100 staff.

The Campbellfield-based company now boasts several departments: plumbing, roofing and excavation, with clients benefiting from a one-stop-shop of industry offerings, minimising sub contractor fees and delays for the client.

Successfully tendering for major Victorian contracts within the commercial, industrial and civil realms, Richstone Group's knowledge and expertise encompasses the complete scope of plumbing and gas works, Green plumbing solutions (rainwater harvesting, re-use water and solar systems), roofing and

guttering, façade and alucobond and its latest skill-set: excavation.

It was Richstone Group's foundation skills in hydraulic plumbing that were sort for the prestigious Proximity on Queens residential development built by Equiset Constructions for Peloton Group. "From the in-ground package to the above ground including complete water service (hot, cold, gas and rain), janissary fixtures and tap ware, sewer and sanitary drainage, storm water drainage and fire service, as well as the installation of rainwater reuse pump set," hands-on Director Mr Richardson said.

The company's team of full-time estimator's value managed the brief bringing significant cost relief to the project through an alternative fixture schedule. Mr Richardson said the company rolled-out a new system of internal operational guidelines during the works, optimising resources and efficiency on site.

Applauded for entrepreneurship by the Hume City Council and with a reputation

for commitment and innovation in ecological construction trends, Richstone Group has amassed an impressive portfolio that includes Five Star and Six Star Green Star projects. Melbourne Water's new Digital Harbour headquarters is among the recent accomplishments.

Richstone Group has developed a strong relationship with Equiset Constructions. The multi-skilled operation delivered Proximity and Monarc simultaneously for Equiset, both marquee residential high-rise developments on Queens Road, and secured its fist major bulk excavation contract for Equiset Constructions in September. The fairy tale continues for the team at Richstone Group.

**For more information contact Richstone Group,** PO Box 365 Somerton VIC 3062, 17B Nathan Drive Campbellfield VIC 3061, phone 03 8339 3777, fax 03 8339 3788, email: [info@richstonegroup.com.au](mailto:info@richstonegroup.com.au), website: [www.richstonegroup.com.au](http://www.richstonegroup.com.au)

**Green Energy Electrical and Air-Conditioning is the commercial arm of Director Peter Bailey's founding company Advantage Electrical and Air Conditioning.** Operational since 2010, Green Energy services larger mechanical and electrical contracts and is linked to prominent developments throughout Melbourne. With 50 personnel, including consulting engineers, draftsmen, project managers and consultants, refrigeration mechanics, A-grade electricians and plumbers, Green Energy has the capacity to deliver a variety of design and construct projects.

Having embraced the construction industry's sustainable building trend, the Abbotsford-based company is leading the Green Star push and Proximity on Queens is the latest addition to its impressive portfolio of projects, which includes: boutique residential builds and elaborate medical and retirement village constructs.

Green Energy secured the mechanical contract, which involved the complete supply and install of air conditioning and exhaust throughout

the lavishly appointed residential complex. In keeping with the client's brief, technicians installed the split ducted Fujitsu bulkhead range, its sleek design allowing for optimal efficiency within the luxurious apartments, which feature grand high ceilings.

Operations Manager Sebastien Wattelet said the company's flexibility and dynamic approach ensured customized solutions were delivered to meet the design specifications. "Due to the height of the ceilings in the apartments, we were limited by space in which the air-conditioning could fit, therefore used slim-line Fujitsu ducted units."

Eight members of the team were involved on the Proximity contract, ranging from A grade electricians, qualified plumbers to third and second year apprentices. Site Foreman Michael Noden oversaw the 11 month operation, which was delivered within contract constraints in early November.

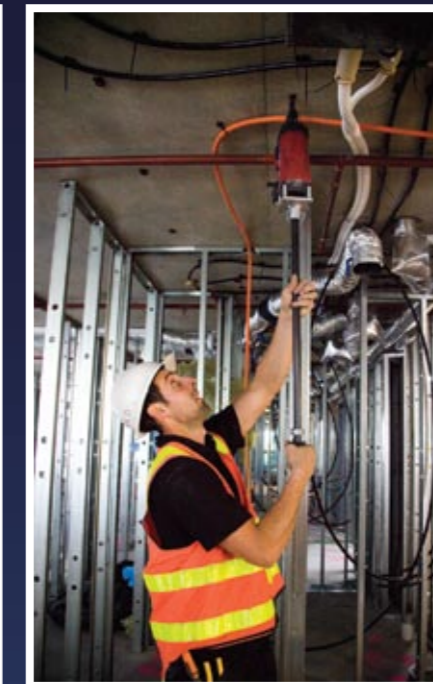
The mechanical and electrical contractor's expertise and customer satisfaction extends to

its service division. The team offer expert advice and a comprehensive repair, break-down and maintenance program for all types and brands of domestic air-conditioning and heating equipment. The Daikin and Mitsubishi preferred dealer provides a full manufacturer's warranty on all units installed, be it for commercial or domestic application.

Contracted on two additional Equiset Construction builds: sister high-rise on Queen Monarc and Pheonix Apartments on Flinders Street, Green Energy has the personnel resources and technical expertise to manage multiple major contracts concurrently.

**For more information contact Green Energy Electrical and Air-Conditioning Pty Ltd,** 36 Duke Street Abbotsfield VIC 3067, phone 03 9421 2564, fax 03 9428 0792, email: [info@greenenergyea.com.au](mailto:info@greenenergyea.com.au), website: [www.greenenergyea.com.au](http://www.greenenergyea.com.au)

Proximity on Queens under construction

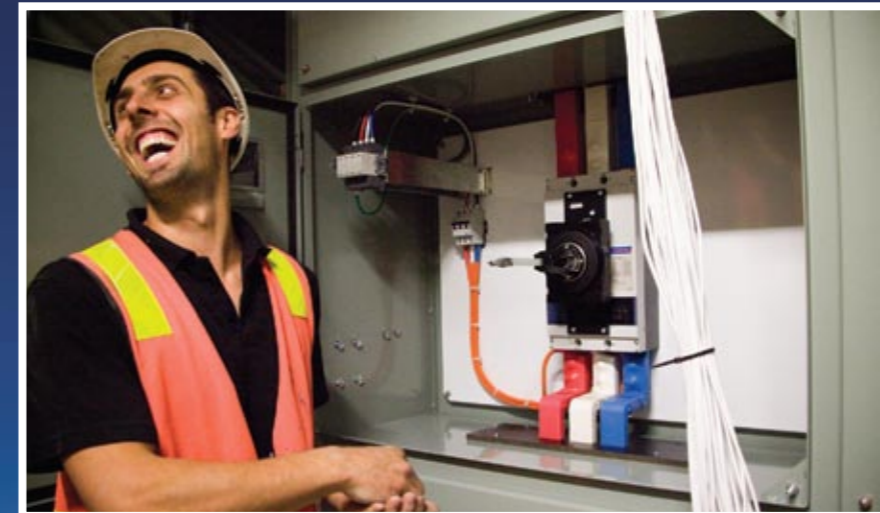


## FROM THE GROUND UP

As the name suggests Earth Electrical deliver electrical contracting services from the ground up. With 50 years combined experience operating Directors and childhood mates Nick Karnaros and Bill Sevastas have developed a company ethos centred on customer satisfaction and a commitment to innovation in the delivery of their complete portfolio of electrical products and services. The hands-on managing directors joined forces in 2000 and in that time the Earth Electrical brand has been linked to major commercial projects, and prestigious residential builds throughout Victoria. The Equiset Constructions Proximity on Queens development for Peloton Group is among Earth Electrical's recent body of work.

Responsible for the complete electrical installation on the 12-storey high-end residential development, Earth Electrical's scope of work included the supply and install of all the cabling, lighting, entertainment and communication systems. Up to 10 of the company's 40 personnel, including qualified A-grade electricians and apprentices were deployed to complete the contract, which was delivered within time and budget parameters. Associated with many of Melbourne's major building contractors, Earth Electrical has a reputation for quality, efficient services, on time, every time.

*For more information contact Earth Electrical, Suite 401/566 St Kilda Road Melbourne 3004 VIC, phone 03 9529 3700, email: [nick@earthelec.com.au](mailto:nick@earthelec.com.au)*



The view from Proximity on Queens, VIC

