



ABOVE THE REST

The Sundale Apartment's stunning tower consists of spacious and luxurious apartments with spectacular views and 5 star resort style facilities inside which includes an aquatic centre and an outdoor resort podium pool with sundeck and broadwater views, gym, childcare centre and Sundale Retail Precinct with Woolworths.

Australia's largest residential apartment developer, Meriton, has built up an enviable business over 50-plus years. It has developed and built more than 70,000 apartments across Australia's eastern coast including some of the tallest residential towers in Sydney, Brisbane and on the Gold Coast.

Meriton Founder and Managing Director, billionaire property entrepreneur Harry Triguboff is passionately involved in the design and construction of all projects, which set the benchmark for sophistication and high quality.

Meriton offers a superior choice of residential apartments for sale and rent, along with luxury serviced apartment accommodation. Each apartment development is an evolution in quality and design, driven by an understanding of the way people want to live.

The Meriton's latest Gold Coast development, Sundale's sculptural form can be seen for miles. The glass building design of 25,000 sqm of windows and metal louvres were designed with inspiration from the One Hyde Park, London, UK. Sundale has 551

apartments, rising 55-levels to showcase the magnificent views of the ocean, the marina, Hinterland and the Surfers Paradise skyline.

The elegant podium tower base makes a stunning statement and features a grand lobby entry, retail specialty stores and exclusive resort facilities. Sundale boasts two indoor aquatic centre's with heated lap pool, spa and sauna; outdoor resort swimming pool and sun deck overlooking the Broadwater and a fully equipped gymnasium.

Sundale Retail Precinct comprises of a full line Woolworths supermarket, medical centre and pharmacy, as well as an assortment desirable dining options. Childcare also rises to new heights with on site childcare centre on Level 5 which overlooks the central park.

Coordination between the architectural and engineering teams allowed Meriton to design the building without transfer slabs. A unique site specific form work system was developed onsite so that the building and columns were poured at the same time, whilst the main deck was trailing one floor below. This innovative system enabled finishing trades to be

accelerated up the tower, reducing the overall construction program.

Sundale Apartments are well on track for completion by September 2016.

"We adapt to market conditions, predict housing trends and design to suit our customers' ever changing needs. Collaborating with some of the world's leading architects and designers, we implement innovative design and construction methods to create apartments that exceed our customers' expectations," said Meriton's National Construction Manager and Director, David Cremona.

Being self-funded, Meriton's size and scale allows them to undertake major projects with certainty. They offer stability no matter what the market conditions, with a proven track record of completing every single project they have started – something no other developer can offer.

For more information, contact Meriton, Level 11, Meriton Tower, 528 Kent Street, Sydney NSW 2000, phone 02 9287 2888, fax 02 9287 2777, email general@meriton.com.au, website www.meriton.com.au



Below Infinity Constructions QLD provided a versatile self-climbing formwork system for the 57-level Sundale Apartments.

Infinity Constructions QLD is an established commercial formwork company working on high-rise developments in and around South East Queensland. Their implementation of new and innovative construction structural systems sees them associated with some of Australia's leading developers and construction companies.

"At Infinity Constructions QLD we're committed to safety, value-adding and unique fast tracking systems that deliver," said Managing Director Hugh Owen. "Our highly professional team are focused on setting new formwork benchmarks and 'lifting the bar' and delivering successful structural outcomes on all projects."

"The company was established by experienced, like minded, talented individuals who have worked together for 25 years, playing varied key roles on many major landmark commercial projects," continued Hugh. "We focus on suitable projects where along with the developer or builder we can collectively deliver successful results."

At Sundale Apartments Infinity Constructions QLD delivered all the formwork structure. "On Sundale, we used the Meva-Dec horizontal floor system, along with OM Engineering Formwork Jump System, where we maintained 5-day floor cycles," said Hugh. "We have the largest self-climbing vertical system operating in Queensland."

Self-climbing formwork is highly efficient for high-rise construction. It's versatile, flexible, fast and capable of adapting to different geometries. Being technically more complex self-climbing formwork requires specialised handling, something Infinity Constructions QLD is renown for.

The self-climbing system is a formwork support structure for the construction of walls and other vertical structures without a crane and operates on a electric screw jack or mechanical mechanism. The climbing process consists of successive electric screw jack being climbed simultaneously. It is also equipped with components for horizontal and vertical plumbing and positioning of the formwork.

Sundale on Broadwater is situated at 2 Como Crescent, Southport on Queensland's Gold Coast and is another quality Meriton Group project. When complete there will be 57-levels

above ground, three basements below street level, 464 luxury apartments with outstanding views and a mixture of commercial and retail.

"Successful project outcomes never occur by good fortune or chance, at Infinity we continually observe, recognise and believe all good development outcomes start with the structure and the positive performance of the formwork company," stated Hugh.

"Our Infinity team includes in-house engineers and experienced builder/developers. Together with the client they assist with the design, specific project structure detail, and offer alternative structure system options to value-add to the project. Once we have fully understood and analysed the project thoroughly, including client requirements, we finalise the methodology and the formwork system to be used. Then lock-in and set our key philosophy — 'Intention, Commitment, Deliver'."

From the initial design process through to structural delivery, safety considerations are always Infinity Constructions number one priority and focus.

Infinity's Safety Manager, Chris Cassar said their objective is to maintain an accident free workplace. "In all planning and work activities health and safety is our first consideration. We provide a continuous program of education and learning to ensure that our employees work in the safest possible manner. We ensure potential accidents or incidents are controlled and prevented by undertaking an extensive hazard identification and risk analysis of the workplace prior the project commencing and then we ensure the work team is totally committed to achieving our objectives."

Infinity Constructions QLD also worked with Meriton Group on the 74-level Soleil Tower and 81-level Infinity Tower in Brisbane. Other projects include the 91-level Skytower and Laguna Newstead Central and St Tropez Newstead Central for Hutchinson Builders, The Beach Apartments for Brookfield Multiplex and The Qube and Tallahassee Boardwalk Apartments for The Morris Property Group.

For more information contact Infinity Constructions Pty Ltd, 3/191 Sandy Creek Road, Yatala QLD 4207, phone 07 3287 2724, email info@infinityconstructionsqld.com.au, website www.infinityconstructionsqld.com.au



Below ASSA ABLOY Hospitality Oceania provided the locks and external readers for Sundale Apartments.

ASSA ABLOY Hospitality (formerly VingCard Elsafe) is the global leader in hotel security technology. Its products have been installed in more than 42,000 properties worldwide, securing eight million hotel rooms.

The company is part of ASSA ABLOY Group which has 44,000 staff, owns operations in 70 countries (even Australia brand Lockwood) and works in about 170 countries including through its business partnerships. The hospitality division's security and technology solutions include, VingCard electronic locks, Elsafe in-room safes and Orion energy management systems.

VingCard locks were invented in 1974 when lock maker, Tor Sornes, heard that an intruder had attacked his favourite singer, Connie Stevens, in her Dallas hotel room. He resolved to and succeeded in inventing a security system that changed the hotel lock industry – a unique key for every guest.

ASSA ABLOY Hospitality's Brisbane office was responsible for the installation of 291 Signature RFID electronic locks and 30 VingCard RFID external readers for the Meriton Sundale Apartments development in Southport, South Queensland, over six months starting late 2015.

"A unique part of the installation was integration to Kone destination control lifts where on check in the cards given to the guests were programmed to access the VingCard locks as well as the destination control lifts installed by global lift and escalator provider, Kone," says ASSA ABLOY Hospitality's Sales Director Michael Benikos. "In most hotels and serviced apartments you call a lift and take the one which comes to your floor. Once in the lift you swipe your card on the reader in the lift to enable you to select your floor but the ones installed at Sundale work differently. There's a landing point on each floor where you badge your card. It then selects a lift for you and tells that lift to stop at the required floor once you get inside."

Meriton Sundale is the first site in the world installed with this unique integration between the two companies and will quickly be followed by Meriton's new developments at Parramatta and North Sydney.

"Meriton Serviced Apartment Operations Division specifically requested the integration to increase efficiency on the front desk and therefore improve the guest experience while they were at the hotel. To do this we had close cooperation with both our and Kone's research and development teams," said Michael.

Meriton Serviced Apartment Operations Division selected RFID technology locks rather than the traditional magnetic stripe cards as card reading is better these days smart phone's are affecting the magnetic stripe on the cards which causes problems for guests using the cards to access their rooms.

The RFID locks installed at Sundale can be activated for use with mobile phones meaning the guest's will not require a card at all. If activated guests staying at the hotel will be able to download an app on their mobile phone, book a room and estimate their arrival time, then a couple of hours before they check in, a room is made available and a key is sent to their mobile phone. They use the key to skip the front desk and go straight to their room – secure, convenient and time-saving.

"This maximises operational efficiency, guest loyalty and convenience, as well as reducing costs and driving revenue."

Other benefits include a better guest experience, streamlined front desk operations and adding value to the hotel's mobile telephony strategies.

ASSA ABLOY Hospitality Oceania has worked closely with Meriton for 15 years and have installed products for iconic projects such as the World Tower, Rialto, Kent Street, Campbell Street, Bondi Junction, Westport in Parramatta, Danks Street, Zetland in Sydney and Hershelle Street, Adelaide Street, Broadbeach and Southport in Queensland. Current projects besides Sundale are Parramatta, North Sydney and Mascot in Sydney.

ASSA ABLOY, a global leader in door opening solutions, has earned the mantle of innovator. It's on the Forbes' Worlds' Most Innovative Companies list since 2014.

For more information, contact ASSA ABLOY Hospitality, Ground Floor Unit 5, 37 Brandl Street, Eight Mile Plains Brisbane 4113 QLD, phone 1300 796 223, email Australia.hospitality@assaabloy.com, website www.assaabloyhospitality.com

ASSA ABLOY



Below Element Rope Access provided and installed the abseil system for Sundale Apartments.



Since February 2010 Element Rope Access & Safety Pty Ltd has become South-East Queensland’s premiere rope access company providing all rope access services to a wide range of trades and services such as industrial painting, height safety, window cleaning and asset maintenance for high-rise buildings and installation of height safety systems.

“At Sundale Apartments on the Gold Coast we installed the abseil system on level 56 and also provided the builders clean,” informed Element’s Managing Director, Allen Rafter. “Through our professional abseiling techniques our technicians provide a variety of services such as Anchor Installation and Testing, Safety Systems, Auditing, Inspection works, Building Maintenance, Bird Proofing and Window Cleaning, plus our two specialist divisions — Height Safety Solutions and Commercial Painting.”

Element’s Commercial Painting division provides professional commercial and residential painting services for high-rise buildings in Queensland.

“Our dedicated professional painting team takes pride in delivering a high end product that not only makes a building look exceptional,

but adds substantial value. We have over 30 qualified painters who can also do remedial repairs prior to painting,” added Allen. “We use a variety of methods including rope access, swing stage, mast climbers or EWP. The method we use depends on what will give the best result for a building.”

Element’s Paint division is currently painting the Mantra Broadbeach on the Park, Sunland and ANZAC Square building in Brisbane.

“However safety has changed considerably over the past ten years and rightly so considering that in our line of work, there are no second chances,” Allen continued. “Our Height Safety Solutions division ensures that our highly skilled rope access technicians are professionally trained and equipped with the latest requirements to ensure that WH&S policies and procedures are strictly adhered to, ensuring the highest levels of safety for the public.”

For more information contact Element Rope Access & Safety Pty Ltd, 47/28 Burnside Road, Ormeau QLD 4208, phone 1300 353 635, email info@elementropeaccess.com.au, website www.elementropeaccess.com.au

Below OK Developments were responsible for the extensive plasterboard fixing for the walls and ceilings throughout the apartments.

Since 2003 OK Developments have been specialising in the supply and fixing of plasterboard walls and ceilings for a range of domestic and commercial projects.

At Sundale Apartments, OK Developments is responsible for all the wall and ceiling plasterboard fixing.

Sundale Apartments will comprise 551 oversized one, two and three bedroom units over 55-levels, with 343 reserved for residential use and the remainder as serviced apartments. The best apartments of the DBI-designed tower will feature uninterrupted 360 degree water and district views, with most units enjoying a north or east aspect.

The stunning tower will be Southport’s tallest residential tower and the final project in Meriton’s Brighton on Broadwater project, featuring luxury apartments, first class facilities and a shopping centre below to cater for retail, dining and entertainment needs.

Beginning in April 2015, 20 of OK Developments professionals, along with ssb contractors worked on Sundale Apartments to supply and fix all the plasterboard to the walls and ceilings for the 551 units and commons area.

“Our greatest challenge was constructing the specially designed ceiling in the main foyer,” said Omri Katz, Managing Director of Ok Developments. “But our team are experts at their game and the outcome is truly stunning.”

OK Developments are also working on large projects in New South Wales at Mascot, Bondi Junction and Lewisham.

For more information contact OK Developments, 79 Military Road, Dover Heights NSW 2030, phone 02 9371 6708, fax 02 9371 9885, email omrikatz@okdevelopments.com.au

Below Auscoast Fire Services provided extensive fire protection services for the Sundale Apartments.



Below TDM Constructions elite team completed the blockwork and internal shop level and lobby Hebel walls.



Privately Australian owned and operated by the directors Haydn Mackie and Murray Vandak, Auscoast Fire Services is focused on the design, supply and installation of fixed fire protection and detection systems. Auscoast's work on Sundale Apartments required extensive fire protection and service knowledge to cover all aspects of the complex.

"We had to cover a 5-star resort with an aquatic centre, outdoor podium pool and sundeck, gym, child care centre, medical centre, tavern and retail precinct as well as luxury apartments with spectacular marina views."

"Our major challenge was the six day per level turnaround and working across two 56-level towers simultaneously as the building is divided in the middle," added Haydn. "But our professional team handled it perfectly."

The entire project has 111 sprinkler control valves, 157 isolating valves, 11 pressure reduction stations, 3,400m of 150mm connecting mains and over 3,000 smoke detectors and speakers.

The services Auscoast Fire provide include: automatic sprinkler installations to commercial, residential and special risk systems; combined hydrant and sprinkler installations; hydrant and hose reel

installations; fire pumps and tanks; fire detection and alarm system; and extinguishers.

"We currently employ 35 permanent staff that provide our clients with cost effective reliable service," said Haydn Mackie. "Our own in-house design engineers have over a 120 years experience in the industry and are capable of assessing and preparing complete fire protection systems, tailor made to suit any requirements."

As a specialist fire protection company, Auscoast Fire offer a 24/7 maintenance and emergency service specifically for automatic sprinkler systems, fire pumps, fire detection and associated equipment.

Auscoast Fire Services are committed to providing quality service, products and control, guaranteeing client satisfaction. They've been proudly associated with the Meriton Group for several years and also completed the 76-level Herschel Street project for them.

For more information contact Auscoast Fire Services Pty Ltd, PO Box 37, Paradise Point QLD 4216, phone 07 5557 6788, Haydn 0419 756 151, Murray 0412 463 192, fax 07 5500 6875, email info@auscoastfire.com.au, website www.auscoastfire.com.au

Since January 2003 TDM Constructions has been specialising in a broad range of general construction and concrete masonry projects including luxury homes, multi-storey apartment buildings and commercial developments. As one of the largest and most respected block laying companies on Queensland's Gold Coast they've built an unsurpassed reputation for producing quality work, completed in a timely manner at a competitive price. Sundale Apartments is TDM's 10th project working with Meriton.

"Our large in-house team of qualified tradesmen and management personnel have over 75 years industry experience," informed Theo, owner/operator and director of TDM Constructions "And our diverse range of in-house services allows us to tailor our approach to suit the needs of each individual client."

TDM has a Construction Division that specialises in a broad range of masonry based projects. The team of blocklayers, formworkers and operators ensure TDM achieve their goals and speed up programs when and where required.

"At Sundale our team was responsible for blockwork and internal shop level and lobby Hebel walls," said Theo. "Hebel is an exceptional

environmentally sustainable building material. It's BCA compliant and creates beautiful façades. Hebel can be used for internal walls, external walls, flooring and fencing in quality residential, commercial, industrial and civil projects."

Besides Sundale Apartments, TDM's other current projects include 97 units at Carl Street Woolloongabba and the second building at Sage Merrimac.

TDM's services include design and construction works; lump sum general construction contract works; project management services; renovations, extensions and alterations; Joint Venture construction works; sub contract masonry works; sub contract Hebel works; sub contract Formwork.

TDM have successfully completed hundreds of projects over the years and have enjoyed repeat business from their many major clients.

For more information contact TDM Constructions Pty Ltd, 23 Timberlea Court, Helensvale QLD 4212, phone 07 5529 4963, 07 5529 8486, email info@tdmconstructions.com.au, website www.tdmconstructions.com.au

Below Albert Smith Signs manufactured and installed all of the signage elements for Sundale Apartments branding.



Below Naturelink Landscapes and Design provided the hard and soft landscaping for Sundale Apartments.



Below Heavy Duty Plastics (HDP) installed Sundale Apartments with brass fitted wall hung toilets and a range of other unique products.



Founded in 1873 in Brisbane, Albert Smith Signs are pioneers of the design, manufacture, installation and maintenance of exceptional quality signage. Known today as ‘the brand behind the brands’ their combined specialist skills, resources and seamless management from design concept through to manufacture and installation was the perfect choice for the required signage and branding at Sundale Apartments.

All products are illuminated with ASTech technology, Albert Smiths’ own purposely developed lighting solutions, and uniquely designed in accordance with Meriton guidelines. Level 54 is glass and 5,500mm high logos are installed there. The coordination between various trades for fixing the letters was paramount.

(Proprietary to Albert Smith Signs) 3D letters and graphics were used on this project, and is cutting-edge technology for the manufacture of individually illuminated graphics is internationally inspired, Australian designed, manufactured and warranted, and internationally competitive.

For more information, contact the Albert Smith Signs team, phone 07 3395 9888, email enquiries@asgroup.com.au, website www.albertsmithsigns.com.au

Naturelink Landscapes and Design have been a part of the commercial landscape scene since 1999. Whilst they have been involved in the overall Sundale project almost since its inception, they were delighted to be involved in the final stage. That portion of the whole site is the largest and most difficult stage of the project and occupies the most prestigious location.

The hard landscaping required the creation of unique products which were completed with Naturelink Landscapes working closely with their team of loyal and trusted suppliers and Meriton’s on-site team.

Probably the most unique and challenging aspect of the building was the construction of the outdoor areas on Level-5. This area has brilliant panoramic views and Naturelink were able to help create a fantastic setting by supplying and installing paving works around the pool, precast concrete seating and also a children’s play area. Mature ex-ground trees were craned up to this level to add the finishing touches.

For more information, contact Naturelink Landscapes and Design, Lot 70 Crane Crescent, Nerang QLD 4211, phone 07 5502 0881, fax 07 5596 0073, email jeff@naturelinklandscapes.com.au, website www.naturelinklandscapes.com.au

Australian owned Heavy Duty Plastics (HDP) is an independent plumbing supplier and wholesaler of high-end bathroom products, PVC and PEX pipes and fittings for both gas and water.

HDP supplied and installed a range of their premium products throughout the complex and with their unique designs are a perfect fit for Meriton’s Sundale Apartments.

“Our exclusive wall hung toilet system is like no other on the market,” said Kerry Zeng, Sales and Technical Support for HDP bathroom products. “The superior frame comes preassembled, so there is no need to measure or assemble the system. At HDP all our products are WaterMark approved and of the highest quality.”

The wall hung toilets have all been installed with brass fittings. “This is new and innovative as most competitors still use plastic fittings,” continued Kerry. “Brass fittings hold longer over time and unlike plastic, the thread cannot be damaged.”

Established in 2010, HDP has developed from their core product of PEX pipes and fittings, into PVC, free standing wall hung toilets systems, wall hung basins and free standing bath tubs.

“Our focus is to provide wholesale prices to tradesmen and to the public,” added Kerry. “With no middle man and our branding, it allows us to provide factory direct prices without compromising on quality.”

Sundale Apartments is the first project HDP has undertaken outside New South Wales, and although challenging for the relatively small team their work was exemplary.

HDP are also working with Meriton on Sydney projects at Chatswood, North Sydney, Parramatta, Sydney Olympic Park, Mascot and Waterloo, along with JQZ/SPC Constructions at Homebush and Parramatta.

“At HDP we also supply and install PVC pipes and fittings, brass fittings, a range of additional bathroom products and bathroom PODS (prefabricated bathrooms),” said Kerry. “Our team is committed to providing expert knowledge and personal service.”

For more information contact Heavy Duty Plastics, 31 Moxon Road, Punchbowl NSW 2196, phone 02 8005 2311, fax 02 8005 2341, email enquiries@heavydutyplastics.com.au, website www.heavydutyplastics.com.au