

A VIBRANT PRECINCT

Featuring the finishes and attention to detail for which Meriton is renowned, the apartments at Vantage Rhodes will set a new quality benchmark for luxury waterside living.



THE EXTRAORDINARY REBIRTH OF LIFE ON THE RHODES PENINSULA

VANTAGE RHODES / KARIMBLA DEVELOPMENTS

Image Karimbla Construction Services have been involved for the past 6 years in completing the Rhodes Peninsula.

Turning one of Sydney's most contaminated pieces of Homebush real estate into a vibrant residential community precinct took both vision and commitment. Meriton CEO Harry Trugiboff had the vision, and Meriton's construction arm, Karimbla Construction Services supplied the commitment – over six years worth of it in fact.

The final stage of this bold plan for the Rhodes Peninsula, Vantage Tower, was officially opened by NSW Premier Barry O'Farrell in April. There have been four stages in total, including a shopping centre, two smaller multi-residential projects, and the extensive multi-million dollar cleanup and remediation of the site, which was jointly funded by Meriton and the NSW Government. The site had bordered on the Union Carbide facility, and was polluted by extremely dangerous industrial contaminants. For Harry Trugiboff, the possibilities the location offered for a quality residential lifestyle development made it well worth investing in making it liveable once more.

The newly completed 2/24-storey Vantage Towers is the tallest building on the peninsula, and comprises 529 luxury residential 1, 2 and 3 bedroom units. Construction commenced with the pad footings in January 2011, with the structure complete by March 2012.

It is constructed predominantly of a combination of precast wall panels and balcony slab edges featuring frameless glass balustrades, with structural columns and post-tensioned decks poured in-situ. There is also a significant amount of aluminium framed glazing, with the section close to the railway line having double-hung sliding doors and windows for acoustic insulation. There are a number of energy and water-saving innovations incorporated into the project, including heat pumps for the gas and electric hot water systems, sensors on carpark lighting and fire stairs and energy-saving compact fluorescent and LED lighting used throughout.

Natural ventilation has been made a feature of the design, to reduce reliance on the HVAC systems. There have also been architectural treatments used, including sliding louvers on the lower part of the building's northern side to provide shade when required and reduce the heat load for occupants.

Rainwater is being harvested and stored in two 200,000l tanks for irrigation, and the entire project has recycled water reticulation installed

for toilets and laundries, a feature which is standard across Karimbla developments. A team of 25 Karimbla staff worked on the project, including management, supervisors and labourers, plus around 40 subcontractors, with a peak daily workforce of up to 600 on site.

"The biggest challenge was the timeframe we set ourselves, which was very demanding," said Karimbla Project Manager, David Cremona. "We poured 177 deck slabs, which involved 33,000m³ of concrete, 595km of stressing cables and 3650 tonnes of reinforcing steel, all in 13 months. We set a record for Meriton with our speed – in September 2011 we got 25 decks ready for concrete in just 26 working days.

"The logistics were really hectic, but we have had a good team working on the project, and we've coordinated well with the subcontractors. "We had an innovation also in safety terms, using lifelines on our swinging stages, which were bolted to the building, and we were one of the first in New South Wales to do this. We use a dual point anchor to the top of the building, if the load cuts in, then there is a procedure with the tower cranes for an emergency rescue. "In total we will have worked around 7.3 million manhours by completion, with no major injuries.

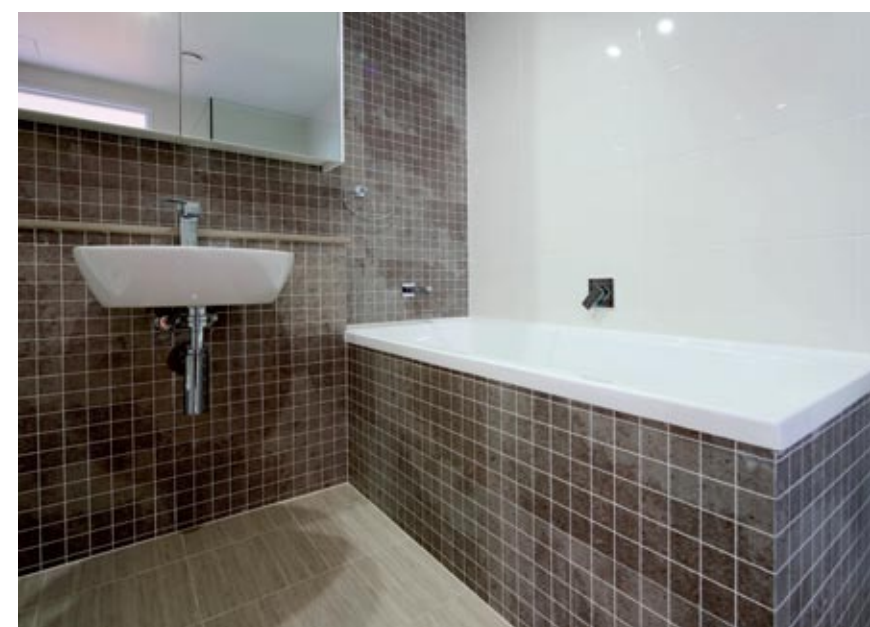
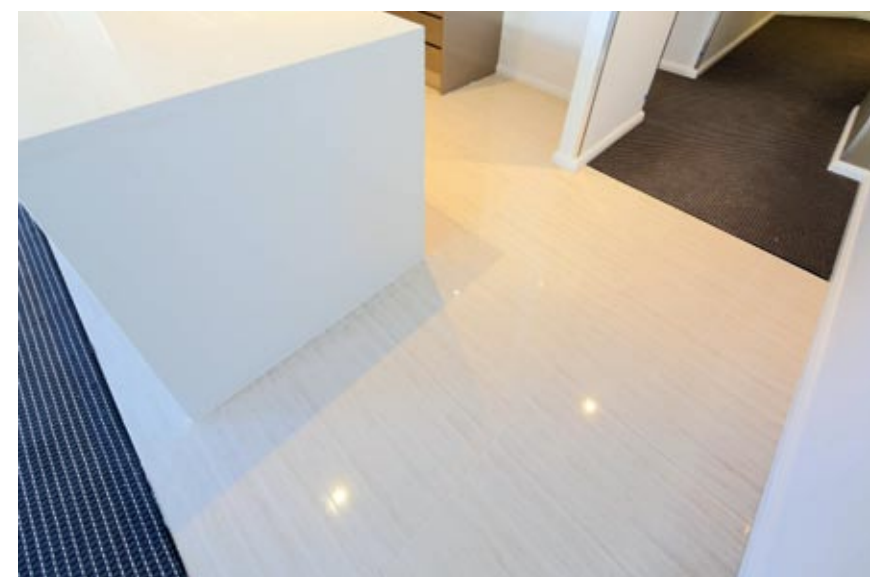
"I started on this project back in 2006 on stage one, which comprises 319 luxury residential apartments, and have been involved for all the subsequent stages including the remediation, which was done in conjunction with Thiess Services. The process required us bringing in special machines from California to remove the dioxins and Agent Orange residues. This was a process which took almost three years, with a lot of challenges, including the use of a thermal treatment for contaminated soils which had never been done in Australia before.

"We have built a good team, of both our own staff who have continued with the project and the subcontractors who have had ongoing involvement through all four construction stages. This has made it much easier to achieve the results we have, especially as some of the subcontractors have been working with Meriton for 30 years now, and know how we do things. "The whole project from start to finish has been a journey for all of us, and a very good eye-opener."

For more information contact Karimbla Construction Services, L 5, 267-277 Castlereagh Street Sydney NSW 2000, phone 02 9264 7177



Image Tiles Links were contracted on the Vantage Rhodes project for a range of works including rendering, wall and floor tiling, stackstone and sandstone works.



Tiles Links can give projects the best of two worlds – the old world sandstone which is so typical of Sydney’s Heritage architecture and landscape, and the latest in new world hi-tech tiles which provide low-maintenance, long-lasting and durable results. Both of these capabilities are on show at Vantage Rhodes, where Tiles Links undertook a range of works.

For Lot 104 Walker Street Rhodes, they did the rendering, wall and floor tiling for 94 units, granite pavers for external areas, stackstone and sandstone works inside and out, plus rendering, wall and floor tiling for the units in Lot 102 Walker Street, and sandstone and stackstone supply and installation for Mary Street, Rhodes. A team of 72 Tiles Links qualified tilers plus their subcontractors completed this extensive program efficiently, and to an extremely high quality standard. Tiles Links have an excellent track record in tiling, stone and rendering for projects which have high standards for finish quality across the residential, commercial and landscaping sectors.

Other recent major projects have included Level 11 of World Tower at 528 Kent Street Sydney; 148 units at Gordon; Walking Way at Gordon; Verde at 220-222 Mona vale Road St Ives; 205 units at Arncliffe; podium granite supply and installation for 255 Miller Street Sydney; Orna’s Apartments in Bronte; 138 units at Mobbs lane Epping; Stage 2 of Victoria Park in Zetland; the Podium Walkway at Arncliffe; podium tiling for 76-90 Bonar Street Arncliffe; and tiling for units 309 and 319 Merriwa Street Gordon.

Through the combination of excellent project management and management of sourcing materials from suppliers, combined with a cohesive, quality and safety focused team of tradesmen, Tiles Links have been able to complete these large, complex and demanding projects usually within a six month timeframe.

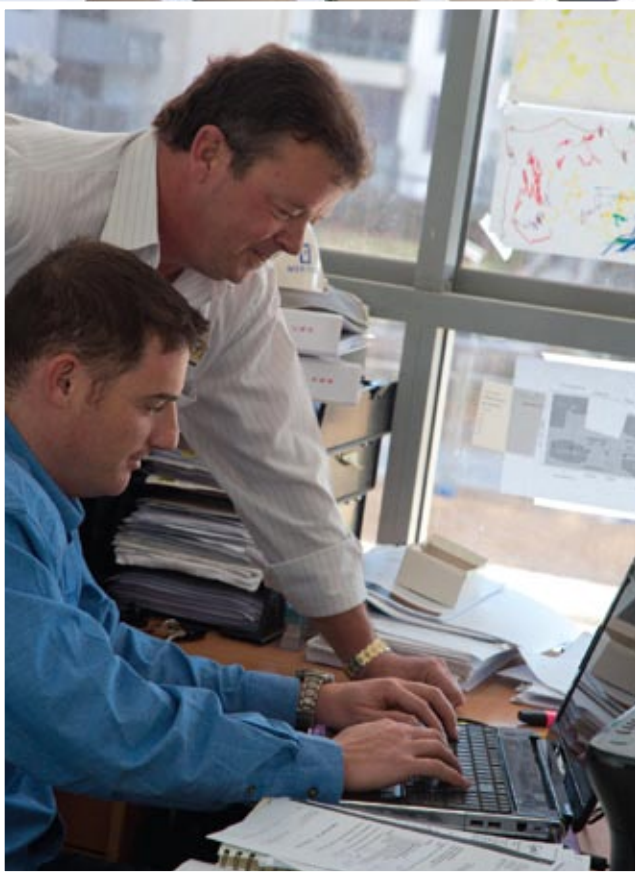
When projects require something special in terms of stone or tiles, Tiles Links have the network to ensure they can supply and install exactly what the designer and client envision, producing outstanding end results which make a major contribution to the overall aesthetic of any project they are engaged on.

For more information contact Tiles Links Pty Ltd, 11 Oakley Place, Canley Heights NSW 2166, phone 02 9604 4353, fax 02 9604 2353, mobile 0405 227 571, email hitechtiles@yahoo.com.au

Below OK Developments supplied and installed all of the plasterboard for 266 units, and the project's childcare, gymnasium and swimming pool facilities.



Below Active Labour provided the Vantage Rhodes site with 50 labourers to assist with tight timeframes.



Meriton are known for the quality of finish in their high rise residential projects, and it is the talents of trade experts such as OK Developments which deliver the standard of workmanship maintaining this reputation requires. For Meriton's Vantage Towers, the latest stage of development on the Rhodes Peninsula, OK Developments supplied and installed all of the plasterboard for 266 units, and the project's childcare, gymnasium and swimming pool facilities.

Completing the work in the tight timeframe required a team of 25 of OK Developments skilled plasterboard installers, working six days per week for almost twelve months. The installation included all walls, ceilings, hallways and bathrooms. There were design aspects such as shadowlines in the apartments, which meant the work had to be completed with a fine eye for accuracy, and delivered with impeccable quality.

"We have completed numerous projects for Meriton, so we know how to organise the program for our work on these high rise residential projects which are our speciality," said OK Developments Director, Omri Katz.

"We start on site by building our materials storage, then bring in more people, half of whom are trade qualified plasterers, and our materials.

All the plasterboard we use is from Australian suppliers, and we use our own forklift on site to ensure efficient movement of these materials once they are delivered to site by the supplier."

Other recent Meriton projects OK Developments have completed include a new residential project at Arncliffe, 340 units at Zetland and the 74 storey, 466 unit Soleil project in Brisbane. They also have commenced on site at Meriton's new residential 74 storey 546 unit tower, Infinity, which at this stage is going to be Brisbane's tallest high-rise development and in NSW they are currently working on the VSQ2 project with 334 units.

OK Developments have been in the business of providing, timely, reliable and quality plasterboard installation services for nine years. Their combination of trade expertise and high calibre project management skills allows them to deliver an impeccable, high-class finish for any multi-storey residential project, anywhere along the Eastern seaboard.

For more information contact OK Developments, 79 Military Road, Dover Heights Phone 02 9371 6708, fax 02 9371 9885, mobile 0419 995 874, email omri@okdevelopments.com.au

It takes all hands on deck to achieve a major project like Vantage Rhodes Tower. And when timeframes are tight, Active Labour's manpower ensures programs are met. They provided 50 people to undertake the full spectrum of general supplementary labour roles on the project, while also providing labour to other Meriton projects including sites at St Ives, Warriewood and Epping.

Active Labour is a privately owned company, which has been in business four years, providing skilled and general labour to construction projects across New South Wales, Victoria and Queensland. Their pool of 200 workers provides builders with a flexible workforce on a daily, weekly or project duration basis. All Active Labour employees are team-focused, committing their best efforts to every project they engage with.

Active Labour have a range of workplace agreements to maintain a sound and balanced working relationship with the various industry bodies. The company works in conjunction with them when necessary to ensure maximum benefits to both employee and client. Active Labour aims to provide "ON TIME" industry experienced personnel, and their motto is: "how can we help?" Active Labour also has a commitment to giving back to communities across Australia, providing a range of sponsorships to organisations and individuals which reflect

and share the company's values of excellence, innovation, dedication, focus and ultimately, achieving success.

"Our recruiting expertise and reputation is recognised throughout the building and construction industry. It gives us confidence to continue being the true leaders in this market. We recruit qualified, professional and skilled staff within the building and civil disciplines," said Active Labour Sales Manager, Phil Porter.

"With over 20 years experience in construction I fully understand the requirements of the industry. Our team has a holistic approach because our customers need not only labour, but often a wide range of construction solutions. Our model of business excellence within construction is a template we're using to expand into other industries such a civil, rail, security and professional. My vision is to become the first choice labour hire company to all customers and employees by constantly setting the standard through quality and service".

For more information contact Active Labour, 8 Dunlop Street Strathfield South NSW 2136, phone 1300 022 848, fax 1800 022 848, email reena@activelabour.net.au

Below Zenith Workforce supplied the Vantage Rhodes site with their labour hire crews to assist the concrete subcontractors.

Below JT Interior were contracted to install the plasterboard linings for the walls and ceilings in Block D.



For every project that Meriton has completed on the Rhodes Peninsula, manpower from Zenith Workforce has helped turn the design into a solid reality. Most recently, their labour hire crews assisted the concrete subcontractor on the Vantage Rhodes project.

For twelve months, Zenith Workforce supplied rotations of workers, with 20 skilled and fully ticketed labourers ensuring the project's tight timeframes could be met and rapid progress of the concrete pours for floor slabs achieved. The Zenith Workforce workforce specifically assisted with placement and finishing of in-situ concrete, a task which requires care for safety, quality and an ability to quickly adapt to site-specific workplace procedures and get up to speed rapidly on the project's day to day scope of works.

Zenith Workforce's workforce are very familiar with the manner in which Meriton constructs their high-end projects, with the company also supplying labour both trade-skilled and general to Meriton projects in Monavale, Zetland, Arncliffe, Epping, Roseberry and their World Tower development.

For fifteen years, Zenith Workforce has been lending their workforce's talents to projects for all the tier one contractors, and across all

construction sectors, including commercial, high-rise residential, retail, infrastructure and civil.

The company's mobile workforce of many reference-checked, safety-inducted and industry ticketed staff includes general construction labourers, hoistdrivers, firstaiders, forklift operators, traffic controllers, dogmen, riggers, concretors, carpenters, formworkers and civil workers. All are paid above-award wages under the company's EWA with the CFMEU, have CBUS membership, are supplied with appropriate PPE for all assignments, and receive ongoing training.

"We are always training up our workers to further their skills," said the Zenith Workforce team. "Our goal is to be Sydney's number one labour hire company. All our staff are put through a stringent HR process before they are hired, to ensure we are giving projects reliable, skilled and suitable workers. "We are very proud of our contribution to the Vantage project, it is the best looking building in Rhodes, and we look forward to working on future Meriton projects."

For more information contact Zenith Workforce, Suite 4, Level 9 1 Rider Boulevard Rhodes NSW 2138, phone 02 8732 8444, fax 02 8732 8448

Quality products in the hands of experienced tradesmen means JT Interior produce excellent results for a project such as Meriton's Rhodes Block D apartment project, where they did the plasterboard linings for the walls and ceilings in 68 units. This equated to 21,000m² of plasterboard, accomplished to an extremely high standard and at a cracking pace.

"We worked very hard to keep up with the site program, using strategies such as increasing the labour whenever it was needed and ensuring all suppliers' deliveries to site occurred extremely accurately," said JT Interior Director, John Tian. "We check the quality of our work on a daily basis, and did all we could on this project to make sure our team's site management was smooth and efficient. "For this job, we used CSR Brand plasterboard, Villaboard and compound because of their good quality and service. We also used Peer Industries Pty Ltd's metal frame products because of their superior service and competitive price."

JT Interior's team on the project comprised around 20 people, working for just under five months. The company are specialists in high rise residential apartments, and employ highly skilled and experienced tradesmen to maintain a high standard of work.

Their team are a regular contributor to Meriton projects. Other recent projects for the developer have included 79 units at 225 Miller Street (North Sydney); 172 units in Southport (QLD) in 2010-2011; 319 units in Hutchinson Walkers (Zetland); 249 units in Waterloo during 2009-2010; and all the units in Meriton's 32-storey high rise project at Broadbeach in 2007-2008.

JT Interior's capabilities include all the major aspects of internal wall and ceiling fitout, including metal frame partition walls and suspended ceilings with a variety of bulkheads and insulation infill. They can also supply and install a wide variety of access panels, cornices and metal door frames, and construct external and internal Hebel walls using specified CSR Hebel systems. To maximise their on-site efficiency, the company's inventory includes scaffolding and scissor lift for high ceiling works.

The company's combination of management skill, excellent workmanship and safety-focused work practices ensures they deliver the highest standard of interior fitout for quality-conscious high-rise apartment projects, in a timely, cost-effective manner.

For more information contact JT Interior, Suite 443 311-315 Castlereagh Street, Sydney NSW 2000, phone 02 9211 0262, fax: 02 9211 0257

Image Alutec Windows supplied and installed all windows and doors in building A and B.

With a solid foundation of multi-generational building and carpentry skills, Alutec Windows bring a fresh and innovative approach to glazing for projects like Vantage Rhodes.

Their team of twenty supplied and installed the aluminium windows and doors to all the units in the 25 level building A and 7 level building B, plus the commercial glazing for level 1, which included curved glazing with silicone joints.

Work moved at a cracking pace, with the company completing a floor every five days on the south façade, which also required special attention to acoustic design, being adjacent to a railway line.

“Alutec Windows along with engineers from Ullrich/Wintec Aluminium Systems, designed a multi track secondary glazed system, which included sliding doors up to 12 panels (6 internal, 6 external). For the secondary glazed windows we used the Ullrich Aluminium Ultimate Suite, multi track system, which was re-designed to suit the acoustic needs of the project,” explained Alutec Windows partner, Steven Doriguzzi.

Alutec Windows prides itself on providing a quality product, supplied and installed, in a short time frame. With a workforce including licensed builders, qualified carpenters, glaziers and apprentices, they can meet the needs of medium to large residential, commercial and health sector projects in Sydney and beyond.

Other successful Meriton jobs include 105 units at Rhodes in 2010, 305 units at Arncliffe in 2011 and 155 units at St Ives in 2012.

For more information contact Alutec Windows, phone 02 9826 9366, fax 02 9826 9666, website www.alutecwindows.com.au

Below Marble World were responsible for supplying and installing Caesar Stone to the kitchen, bathroom and the reception area plus the coloured glass splashbacks in the kitchens.



Attention to detail is one of the hallmarks of a high end project, and it is also one of the qualities Marble World bring to every job they do, which is why the company have been asked to contribute to numerous prestige projects for Meriton, including most recently the Vantage Rhodes Towers.

Marble World supplied and installed Caesar Stone kitchen benchtops and coloured glass kitchen splashbacks, plus Caesar Stone bathroom shelves in all of the apartments, and also the Laminex and Caesar Stone reception desks for the lobbies.

Their work took approximately a year to complete, including measuring the kitchens, cutting the Caesar Stone to size and installing the benchtops, shelves, desks and splashbacks. CNC machines were used for the finer details of engraving the kitchen bench tops for the drainer and cutting out the sink aperture from the stone.

“It was a good project to work on, as the progress of the building was smooth, with professional program management which allowed for deliveries to be made on time,” said Marble World Spokesperson, Souraya Anboussi.

“Above all, it is very important to us that the client is happy with our product and our customer service.”

Meriton obviously are, with Marble World responsible for supplying and installing their high quality workmanship for the reception areas in all of Meriton’s serviced apartment developments in both New South Wales and Queensland, including World Tower, Meriton Tower and Pegasus in Broadbeach. They have also supplied and installed products for Soleil in Brisbane and Brighton on Broadwater on the Gold Coast and a wide variety of commercial projects.

Marble World have been in business for 23 years, combining the time-honoured trade skills of stonemasonry with a flair for design, quality workmanship, the best of modern stone, glass and composite materials, all delivered with a dedication to meeting deadlines.

For more information contact Marble World, phone 02 9728 7717, fax 02 97286745, email marbleworld@hotmail.com