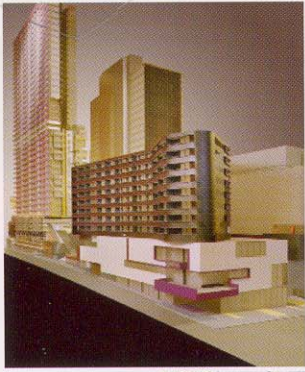


# construction news



## Q.V. REDEVELOPMENT COMES TO TOWN

The massive 1.8 hectare, 600 million, QV redevelopment in the heart of Melbourne is continuing apace. With the retail section fully completed, both commercial office towers fully let, one residential tower now occupied, and the second due for occupation mid 2005. The partnership between Grocon and ING Real Estate is set to produce a landmark in development the size and scale of which has rarely been seen before in Australia. Incorporating 594 apartments in two 48 level residential towers, 46,000m<sup>2</sup> of retail space with food courts, health club and the Carlton and United 'Brew Bar', also 53,600m<sup>2</sup> of commercial office space which includes the new 28 level BHP Billiton commercial head office. Extending over a whole city block, the redevelopment of the old Queen Victoria Women's Hospital site is the largest redevelopment project ever undertaken in the Melbourne CBD. To create the integrated and dynamic atmosphere of the complex a number of architects have been involved in the various areas of the project; the design of the retail area was completed by Roger Nelson and B+N, residential architects John Wardle and McBride Charles Ryan designed the two residential towers and the commercial complexes were by DCM Lyons. The cooperation and insight of the various parties involved and the overall vision of the Grocon/ING team has resulted in a modern, high quality living, working, shopping and dining environment that is ideally placed with the ever increasing population growth of the CBD, which is now one of the fastest growing 'suburbs' in Melbourne. The scope and scale of the redevelopment was a huge challenge for Grocon/ING that is now paying dividends and the almost completed complex is a complement to the many, many people and companies involved in the project since conception in 1999.

### BUILDING EXCELLENCE

Bovis Lend Lease's 59,900m<sup>2</sup> NAB headquarters project in Victoria Harbour was recently opened. With an Australian Building Greenhouse Rating of 4.3, this construction reflects the companies focus towards environmentally sustainable landmark developments. The NSW Urban Taskforce Development Excellence Award for 2004 was awarded to another recently completed Lend Lease project, '30 The Bond' in Sydney, adding to the already high accolades this development has received.



30 THE BOND IN SYDNEY

### RATING COOL HEALTH

The pouring of the first floor slab on the 50 million dollar Institute of Health and Biomedical Innovation for the Queensland University of Technology project was recently completed and the Lend Lease project is progressing swiftly. Due for completion in 2006, the development is aiming to achieve a four star Sustainable Energy Development Authority (SEDA) rating and will incorporate advanced energy saving technology into its design. The first building to utilise chilled beam technology as showcased in another Lend Lease development '30 the Bond' in Sydney. The development will also utilise rainwater recycling and low energy lighting and passive solar advancements.

### WHOS THE BIGGEST?

The battle for the worlds tallest residential tower continues between Victoria's 'Eureka Tower' developed by Grocon and Queensland's Sunland Group project 'Q1' which is due for completion late 2005'. The developers of 'Eureka' intend to add a 1.5 million 50 meter communications tower to the original design, bringing its overall height to 347 meters 28 meters taller than Q1, and in the process making 'Eureka Towers' the worlds tallest residential building. Naturally, the developers of 'Q1' on the Gold Coast believe that the mast should not count in the final calculations and that 'Q1' when completed will be 298 meters, 1 meter taller than Eureka Towers 297 and the world's tallest residential tower.



### LIBERTY TOWERS

Baulderstone Hornibrook have recently completed the 78 million dollar 12 storey Liberty Towers project in SA. With a total floor area of 46,000m<sup>2</sup> it is the largest project undertaken by the company in that state. Utilizing state of the art, time saving, top down construction, with precast columns that allow the creation of suspended floors prior to the completion of the basement slab.

### INSULATION EFFICIENCY

CSR Bradford's bio-soluble glass wool insulation products have pre-empted the Australian Building Codes introduction of changes to the energy provisions code of Australia (BCA). These changes are intended to bring the industry up to date on the provisions of thermal protection of ductwork and to increase efficiency and reduce green house gas emissions. From May 2005, the BCA will require all ductwork insulation products to comply with AS4859.1. CSR Bradford's products not only comply, but are designed for ease of use and low space occupancy allowing smaller diameter ducting to be installed.



### HYPE IT UP

Progrind's new Hyperfloor™ is a revolutionary process to chemically treat, harden and polish new or old concrete flooring turning it into an incredibly hard wearing, durable flooring product that is resistant to



chemicals, dusting, heavy traffic wear, hydraulic fluids, grease and heat. Hyperfloor™ is VOC free and provides an environmentally sound, long lasting alternative to epoxy or thin film coatings.