

# NEW LEVEL OF LUXURY

Brookfield Multiplex is a fully integrated property and funds management business with activities in commercial, retail, and residential property development, construction, management services, and infrastructure.

In Australasia, the group employs around 1,500 people and has a reputation for quality, innovation and the successful delivery of major projects.

Founded in 1962 as a private construction company, Brookfield Multiplex is now one of Australasia’s leading integrated and diversified property groups.

In January 2008, Multiplex became a wholly owned subsidiary of Brookfield Asset Management, a global asset manager focused on property, power and other infrastructure assets with approximately US\$95 billion assets under management.

Brookfield Multiplex projects are completed on time, on budget and to the highest quality and design criteria. Brookfield Multiplex is committed to creating structures that endure the test of time and incorporate the latest sustainable design and construction techniques with interiors that are sensitive to the needs their users.

The company’s extensive portfolio includes some of Australia’s best known addresses including Stadium Australia, NSW, Federation Square, VIC, ANZ Stadium, QLD, King Street Wharf, NSW, St Vincent’s Hospital, VIC, Chifley Tower, NSW amongst many others.

Brookfield Multiplex is one of the most established and diverse builders in Australia with a history cover more than 40 years and expertise in successfully completing complex projects. Clients choose Brookfield Multiplex because they offer commitment, capacity and certainty, with the resources and depth of experience to deliver innovative, creative, award-winning projects.

Lucient apartment building raises the level of luxury in Melbourne. Lucient is an exquisite \$65 million apartment development, it's name is inspired by the building's translucent, sail-like façade - a shimmering mosaic like exterior created though a clever combination of clear glass mixed with silver and tungsten based reflective coatings.

Lucient's striking exterior makes way for a rich and inviting lobby of unrivalled luxury. Striking Spanish gold marble floors, inlaid with patterned threads of marble, complement mother of pearl columns, timber panelled walls and boxed crystal light fittings. The overall effect is one of pure indulgence and unrivalled luxury.

Lucient boasts luxurious finishes sourced from around the world including kitchen, walk-in wardrobes and bathroom vanities supplied by premium Italian company Poliform, Bianco Romano granite benchtops, Calacatta marble floors and rosewood timber features including built-in timber panelling throughout each apartment.

The colour scheme for each apartment features soothing brown and cream tones, each residence has expansive living areas, ten foot ceilings and a minimum of three bedrooms.



# LUCIENT APARTMENTS

BROOKFIELD MULTIPLEX  
MELBOURNE VIC

The complex features a gymnasium, a 25 metre lap pool, three carparking levels, landscaped areas including a ground floor foyer reflection pond and two penthouse apartments (one with outdoor roof deck swimming pool). There are 52 apartments with no more than four to each floor on 20 storeys. Unique to the design are the large wintergardens encased by a curved façade consisting of CBUS operable louvers.

Nature's design principles are the clear inspirations behind this residential development and when developer Lustig & Moar invited The Buchan Group Director, David Cole to create a unique building focussing on outstanding quality, Cole took his inspiration from the natural forces that govern design aesthetics.

The development explores natural sculptural forms, but still recognises on-site virtues. It challenges the trend towards small, shoebox style apartments with grim, characterless facades which show no care for the end result. It offers unique, boutique homes which bring iconic grace and elegance to Melbourne's city centre.

The building's signature feature is its individual wintergardens, an element the graceful, curved facade lends itself to. Measuring the full width of the apartment, it is effectively a very large dining area - a true indoor/outdoor living area. Offering immediate access to the outdoors and superior views of Melbourne's city skyline, the wintergarden features unique glass louvers that can be opened to allow natural light and air in, or the flexibility to close them and maintain absolute privacy and opulence.

Lucient will appeal to extremely high-end consumers who understand the importance of quality and gravitate towards residential products with a true point of difference.

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# CLEVER CONSULTANTS

MacCormack Associates Consultants was established in Melbourne in 1983 when the Principal, Anthony MacCormack returned to Australia after gaining 12 years overseas experience, first in the USA and then in South Africa. Alistair Guss joined the firm in 1987 and became a Director in 1993 and the business has continued to flourish under their guidance.

The ability to set, agree and achieve budget targets for both small and large developments has made them favourites with developers, quantity surveyors and financiers.

Consulting design in all facets of building services is available, including mechanical, electrical, fire protection systems, hydraulic systems, lifts, communications, security, schematic design, design development, contract documentation and administration, liaison with authorities, specialised service and advice and ecologically sustainable design.



## LUCIENT APARTMENTS

Lucient Apartments, the premier development along the St Kilda Road Boulevard showcased MacCormack's building services design.

The air-conditioning system is reverse-cycle, air-cooled heat pump with inverter drives. Each room of each apartment has its own ducted air conditioning unit, providing excellent zone control.

Each apartment has a home automation system to control lighting, blinds, winter garden louvres and other electronic devices in the apartment. This provides residents with state-of-the-art living with a sophisticated, flexible system which can be easily programmed to meet each user's requirements.

The building services design is energy efficient with high-efficiency fluorescent downlights using electronic ballasts limiting heat output and power input. Rainwater collection is used for toilets in communal areas such as the ground-level swimming pool, gymnasium and other facilities. Unlimited domestic hot water is generated in a central bulk gas fired, high efficiency hot water system.

Building design provides access to good levels of natural daylight throughout the large exterior glass areas of the development. This effective distribution of natural lighting enhances perimeter lighting levels and provides further opportunities for energy saving.



# ENERGY EFFICIENT LUCIENT

OTHER PROJECTS  
MacCormack's are currently involved with include:

SAIGON DESIGN CENTER – Thoa Dien Ward District 2, Ho Chi Minh City – Vietnam (pictured centre bottom)

This project spread over 14 storeys consists of carpark, food courts, retail, shopping and office development. The Saigon Design Center is twisted and shaped around a double skin glazed building to compliment Vietnam's modernisation and emerging phase of industrialisation.

108 POWER STREET – Hawthorn

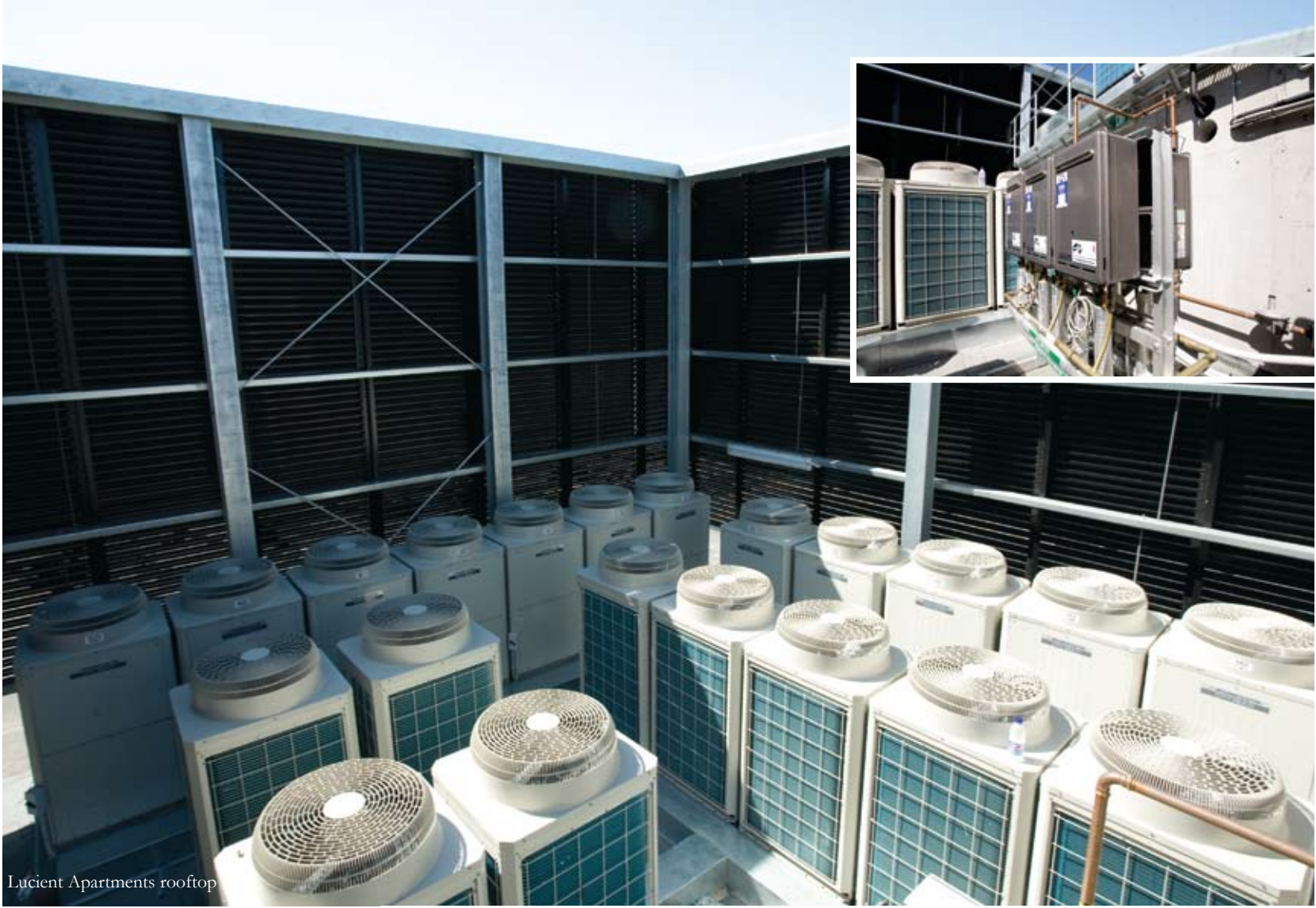
This project saw the development of a vacant site (former Elgin Inn bottle shop) south of the railway line to a new 9,820m² commercial office development yielding:

- 3,700m² office
- 4,400m² carpark
- 240m² café/retail tenancies

BARTON TOWER – 312-320 Russell Street, Melbourne (pictured far right)

Rising 51 storeys, 425 apartments over 42 levels, six carpark levels, three office floors and ground floor retail, the Barton Tower project in central Melbourne is an exciting apartment development. Once built, it will deliver:

- Basement: 900m² carpark, services infrastructure and back of house
- Ground: residential entry and shops
- First and 2nd: restaurant, bars and business centre offices
- CP1–CP5: five levels of above ground carparking served via two car lifts
- Office 1: 900m² office
- 2nd – 13th: 13-no. apartments per floor (varies from dual-key, studios, one and two bedroom types)
- 14th – 34th: 13-no. apartments per floor (varies from dual-key, studios, one and two bedroom types)
- 35th – 37th : 4-no. sub-penthouse apartments per floor (each two bedroom penthouses)
- 38th – 41st: 3-no single floor penthouse apartments (three bedroom)



Lucient Apartments rooftop

ANSTEY SQUARE DEVELOPMENT – 597-605 Sydney Road, Brunswick

Generally the project consists of the former ‘Whelan the Wrecker’ site being developed to yield:

- Main Building:
- Apartments: 82 – No (60 x1 bed, 22 x 2 bed)
  - Podium apartments: 23 – No (All 2 bed)
  - Commercial offices: 1018m²
  - Retail tenancies: 476m²
  - Restaurant tenancies: 563m²
  - Carparking: 170 spaces

- Student accommodation building:
- 59 apartments
  - 14 carparks

YAS ISLAND – Finger Wharf Yacht Club

This project is 8,500m² of VIP six star yacht club, function and convention rooms, restaurants, commercial and retail spaces. Additionally, the main building facilitates the Marina Harbour control tower for the 50-150m 140-berth floating pontoons. Back-of-house facilities provide for water taxis, transport buggies, workshops, food store, re-fuelling tank/bower facilities and carparking.

The Finger Wharf abuts the new F1 Grand Prix Yas Island racetrack due for completion in September, 2009.



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Fineline-XTS Series louvre system, images provided by AGP

## THE LIVING FACADE

Architectural Glass Projects is the leader in the field of specialised architectural glazing and louvre systems. AGP has been responsible for some of Australia's most innovative and striking glass construction projects over the past 20 years, and has the resources expected of a market leader with a highly skilled installation and service workforce.

Offering the largest frameless glass louvre panels available on the market today, AGP Operable Glass Louvres are not only functional but also aesthetically appealing.

The Fineline-XTS Series is a new frameless glass louvre system, developed in conjunction with The Buchan Group specifically for the Lucient Apartments project. It features a special mechanism within the mullions that allows the lower blade to open down while the upper blades open up. This provides a greater clear opening space in the vision area.

The horizontal and vertical louvre seals allow the balcony spaces to be used in the most inclement of weather conditions. And, when the louvres are fully opened generous views and strong natural airflow and ventilation are achieved.

AGP was responsible for the supply and installation of the entire curved St Kilda Road operable glass façade, as well as the vertical western façade.

To meet the unique challenges presented by these two different façades, significant in-house design and engineering time was devoted to developing a curtain wall style fixing system.

To improve the installation process a pre-fabricated unitised system was developed where the louvre bays were built in 3.5 x 2.7m modules at AGP's Sydney factory and shipped down to Melbourne before being erected using a 2.8 tonne crawler crane that was operated independently of other trades or the tower crane. AGP tradesmen, working from within the building on safety lines, hung these panels from specially designed steel brackets that were bolted to the concrete slabs.

Although it was the first time such an installation technique has been used for the AGP louvre system, this process proved very efficient and allowed AGP to complete its installation well ahead of programme.

AGP's extensive skill base allowed it to undertake the whole façade treatment, including the smoke separation between apartments using powdercoated aluminium and polished stainless steel flashings, along with the main entry doors and associated fixed glazing.

AGP's involvement in this project could not have been as successful without the strong support of Brookfield Multiplex in the areas of structural support for the system and materials movement, as well as Permasteelisa in the interface of the adjoining façade systems.

The Lucient Apartments continues a tradition of prestigious operable glass louvre projects for AGP in Melbourne, with past notable installations including The Urban Workshop at 50 Lonsdale Street, Transport Bar at Federation Square, BHP Billiton Headquarters at QV1 and Melbourne GPO.



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## HEAT FOR THE JETSET

Jetmaster has been trading since 1982, providing solid fuel, gas and electric fireplaces. A Jetmaster Heat & Glo fireplace is an essential ingredient for every home, providing the absolute experience in fireplace technology – whether it's wood, gas or electric, an extensive range is available to suit most situations.

Together with their traditional wood-burning fireplaces, Jetmaster offers a variety of open gas fireplaces to suit varying size requirements for new and existing fireplaces. These are available with logs, coals, and Topaz coals or pebbles.

Heat & Glo offers a diverse range of flue options. New constructions are catered for with both vertical and horizontal balanced flue technology. A popular choice for an existing chimney is the AT Supreme with its impressive heating capacity and sleek modern front.

Heat & Glo has just launched the VRTIKL freestanding gas fireplace, the newest in their range of balanced flue fireplaces. With its innovative parabolic design and advanced technology, the VRTIKL makes a powerful design statement. The multi function remote control makes operation a breeze, and the top or rear venting option provides instant flexibility. A choice of colours for the front glass panel is available, together with matching glass hearths.

The DAKOTA outdoor gas fireplace from Heat & Glo brings a whole new dimension to outdoor entertaining. It combines the ease and

convenience of a remote operated gas fireplace, with durable 304 grade stainless steel construction to withstand the harshest of elements.

The Lucient Apartments development features state-of-the-art gas fireplaces in all apartments. Jetmaster worked with the developer, builder and design team to choose the best system - the SL 550 TRSI with Intellifire ignition system. This fireplace has no pilot flame and therefore there is no gas wastage. It also features a fully functioning remote control.

The technical challenges on this project included the problem of penetration of the glass facade. Gas flue temperatures had to be worked out to determine suitability for the penetration point and it was also essential to ensure weatherproofing. Flashing was critical at the penetration point of the 300ml thick multiple layer facade.

Engineers in the testing labs determined the flue gas temperatures, then Permasteelisa determined how to run the flues through the facade before delivery to the site.

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## SUPERB SURVEYING



Reeds Consulting brings together an experienced and committed team who are well respected in the construction industry.

The company began in 1997, growing out of KA Reed and Co, established in 1958. It strives to be continually innovative in its services and diligent in the application of work practices by methodically reviewing procedures to meet clients' needs. At the same time Reeds Consulting pursues innovative design, reviewing new technological advances, work practices and monitoring changes in Standards and Statutory Acts and Regulations.

Reeds Consulting offers services in the professional fields of Land Surveying and Civil Engineering and in the broader area of Development Consultancy, particularly in the areas of large and complex building subdivisions, infill developments and broad acre subdivision developments.

They are an enthusiastic team of professionals who, with their combined skills can add value to any development and maximise a client's return on the project.

Reeds' involvement in the Lucient Apartments development began when the site was first acquired by the developer in 2005. Surveys of the site were carried out to establish the location of features existing on and adjacent to the site, the location of services and the measurement of site levels.

Further surveys were carried out to define the exact location of Title boundaries and easements on the site.

Once preliminary architectural plans became available, Reeds began preparation of subdivision plans. These plans are a critical component in the contracts of sale and ultimately provide for the creation of separately saleable titles for each apartment.

Reeds Consulting is currently working on more than 30 projects of similar size and complexity as the Lucient Apartments. These include developments such as Eureka Tower and the Commonwealth Games village as well as a number of sites in Docklands, Melbourne CBD and St Kilda Road. These are in addition to over 200 current projects in the greater metropolitan area.

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