

ZEN AT THE TOP END

Consisting of 209, One & Two bedroom units over 15 storey's, Zen Quarter offers a way of life, a state of being, with unobstructed water views.

MAIN CONSTRUCTION COMPANY : Rapid Form Systems
PROJECT END VALUE : \$40 Million
COMPLETION DATE : June 2014
ARCHITECT : Signum Design
CONSULTING ENGINEER : Heiner Structural Engineering
SURVEYOR : Earl James & Associates

Left Zen Quarter 15 levels, 1- or 2-bedroom apartments, secure undercover car parking.

The Zen Quarter is Darwin's newest high-rise, boasting a prime city position at 6 Carey Street, facing Francis Bay. With nearly every apartment featuring water views, the development consists of 15 levels, 1- or 2-bedroom apartments, secure undercover car parking, CCTV, NBN, Wifi, PABX, a 25m lap pool, fitness room, café and internet hub, mini business centre and meeting room.

Rapid Form Systems are the property development and management company behind the Zen Quarter. Managing Director, Michael Anthony, advised that there were over 200 contractors and subcontractors working on the development, including supply contracts such as Tradelink and Le Cornu Furniture, through to major and minor trade lettings.

Due to the tropical climate of Darwin, all logistics need to be attended, Michael informed. "With ZEN we had the benefit of excavating a basement out of stone which fortunately had almost no shoring, except on the road boundary where services were adjacent to the street boundary. This allowed us to do a blockwork wall from footings. The top of the footing was set to allow internal perimeter drains to be installed by placing lintel block on their back..

Similarly on the transfer deck (600 thick) we corbelled a 300-series block (faceless) above 200-series and stabilised them with block piers as these were on the boundary. In addition to this we have our own system of elevated fall protection which allows blockwork to be laid from within the site."

Throughout the whole construction of the Zen Quarter, there was no scaffolding used on the entire site. All the exterior walls were expertly precast by Allcast in Darwin, and they extended past the floor by a metre to create the necessary fall protection. The balconies were also precast shells, requiring topping and they were installed with temporary rails in place.

Michael advised, "The most innovative benefit brought to the project was the completion of both the lift shafts and main stairs months in advance to the completion of the building." Thanks to the assistance of KONE, the lifts were in operation prior to completion of the roof.

This contributed to the accelerated completion date and allowed trades the convenience to move between floors. The

raising formwork was purchased from DOKA and it was installed by NT Construction Solutions. The acquisition of the 14-tonne Tower Crane, which is the second largest in Darwin and complemented the precast panel load requirements, coupled with the multiskilling of their permanent staff for both driving and doggie, were a huge benefit to the project, as was the personnel and goods hoist, and forklift purchases.

The development boasts a combination of structural elements. Concrete wall was utilised for both the interior and exterior, resulting in no lightweight construction. Most of the riser shafts were concrete and open to the hallways allowing all rough in to be done from the hallways, as well as meeting both the acoustic and fire requirements. Interior walls were glazed, therefore they did not require any plaster, and they achieved shared light allowing for a design with more density.

Due to Darwin's remote location, Michael stated that orders had to be placed well in advance and ensure quantities were accurate. Rapid Form Systems oversaw all works and assisted contractors with their scheduling and product acquisition, and often helped with advanced deposits to ensure timely delivery of products.

Their permanent staff arranged pick up, delivery, rectification of defects, and outsourcing of labour to contractors on site experiencing labour or skill shortages, all to aid in the efficiency and timely completion of the development. Rapid Form Systems is a small, family run business, renowned for their swift build completion. With in-house financial planning, marketing and finance expertise, they provide a 2-year warranty on their works and pride themselves on fixing any problems immediately.

They specialise in selecting and buying sites at below market value and delivering a quality final product, priced at entry level to the marketplace. Rapid Form System's sister company in Darwin is development company ZEST, one of the city's major suppliers of homes, duplexes and units.

For more information contact Rapid Form Systems:

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Service the Northern Territory for 20 years, De Silva Hebron practicing in all areas of the law, are proud to represent members of the local community, from individuals and small businesses, through to large business, property managers, associations, insurers and the public sector.

Their long-standing position in the community, together with their solid reputation, ensured De Silva Hebron were the practice of choice for the Zen Quarter development and they provided all legal work for the development, from start to finish.

With a development the size of the Zen Quarter, legally, there is a lot involved. Within the Northern Territory, legislation requires a Disclosure Statement for new developments, disclosing to purchasers exactly what will be built. This in its self was a significant job, with a document of over 140 pages, and as changes were made to the development, this had to be updated and conveyed back to the purchasers, under stringent time frames and often under short notice.

De Silva Hebron's involvement also saw them transferring the crown leases, and overseeing the amalgamation of the two lots to form the main development lot, as well as negotiating contracts, and preparing

contracts for purchasers. Many systems and structures were put into place to ensure all the legal services were streamlined. De Silva Hebron were able to tap directly into the developer's Bright Fox Enterprise system, allowing them to upload and update files.

For example, if a new sales contract came through, De Silva Hebron could upload the contract directly into the system, ensuring all information is current and accessible by all relevant stakeholders. This initiative was a first for De Silva Hebron, and it created a more efficient process.

De Silva's community focus and respect for their clients, together with their expertise and local knowledge, create a team that understand, meet and exceed their client's needs.

For more information, please contact De Silva Hebron Barristers & Solicitors, 47 Knuckey Street, Darwin NT 0800, phone 08 8924 4944, fax 08 89 244 933 email ntsolicitors@desilva-hebron.com, website www.desilva-hebron.com

Darwin-based Earl James & Associates (EJA), is one of the Northern Territory's largest survey offices, providing the Top End with a range of services including construction and engineering set-out, Urban Planning, Real Property subdivisions, unit title surveys and GPS surveys.

From a team of thirty, highly trained and motivated employees, up to six personnel were involved with the Zen Quarter project. EJA initially carried out a comprehensive topographic survey of the Zen site and its surrounds to assist with the design. From there, EJA has worked on the consolidation of the original land parcel with additional land acquired from the Government, as well as providing building set-out and verticality control services.

Other services EJA has provided for the Zen project include:

- Preparation of plans for the Disclosure Statement
- Preparation of the Development Application seeking approval for unit titling.
- The Unit Title Scheme survey and preparation of the UTS plans.
- Liaison with service authorities regarding final approvals.

Due to the tight construction schedule, EJA ensured they had survey personnel available at short notice in order to avoid delays. Further projects EJA are proud to be currently working on include

Gwelo's Soho development in Darwin CBD, Halikos' Mitchell Street development, residential subdivisions at Muirhead, Johnston, Zuccoli, Bellamack, and Durack Heights.

Locally owned and operated, EJA is committed to employing and training local Territorians. Their team consists of Licensed Surveyors, Engineering Surveyors, Survey Graduates, Survey Assistants, Drafters, Computer Operators and Administration staff.

Since being established in 1980, EJA have developed strong working relationships with other consultants and the government agencies involved with built-form and land developments. Utilising the very latest in technological advances, EJA guarantee their clients the highest possible standard of service.

For more information, please contact Earl James & Associates, 10 Harvey Street, Darwin NT 0801, phone 08 8981 2494, fax 08 8981 5205, email darwin@eja.com.au, website www.eja.com.au

Below Defend Fire supplied and installed over 30 fire hydrants, hose reels and extinguishers and 2000 sprinklers

Below Commercial Doors & Hardware NT supplied and installed all of the doorframes, doors and door hardware.



Providing installation, maintenance and service for all aspects of the fire safety industry, Defend Fire has been delivering fire protection to Northern Territory companies since 2010. Experiencing steady growth since the company's fruition, business partners Jarred and Mike boast collectively over 20 years experience within the industry both in Australia and overseas.

Operating both a construction and service division, Defend Fire employs licenced electricians, fire sprinkler fitters and plumbers, giving them a superior skill set. This, together with their abundant resources, ensures Defend Fire can service all aspects of fire service related installations and repairs regardless of the size of the job.

Their expertise was called upon for the Zen Quarter project. All in all, Defend Fire supplied and installed over 30 fire hydrants, hose reels and extinguishers and just over 2000 sprinklers on the development.

Defend Fire are similarly working on numerous other high-rise apartment developments in and around Darwin. They are also currently servicing a number of sites, from large corporations to small local shops, including the Mantra Group, Bunnings, Sterling Management Services, Knight Frank and Woolworths.

Due to the recent purchase of a Panametric Sonic Flow Meter, Defend Fire can undertake the most difficult of compliance and certification testing. Client's can be guaranteed an accurate, fast and clean flow test, regardless of whether it's hydrants on a rooftop or pumps three levels underground, thus creating a more time- and cost-effective flow test.

Defend Fire's reputation exceeds them, with their consistent delivery of reliable, fast and effective fire safety solutions. With personalised 24-hour customer service, a professional approach and quality assurance, Defend Fire is a preferred partner of national fire safety companies and of building owners and project managers alike.



For more information, please contact Defend Fire, 5/119 Reichardt Road, Winnellie NT 0820, phone 08 8947 2437, fax 08 8947 0340, website www.defendfire.com.au



Servicing the Northern Territory for over twenty years, Terry's Carpentry Services has evolved and grown to become a market leader in the supply and installation of steel doorframes, timber doors, fire doors and the associated door hardware, to the point where the business took on the name of Commercial Doors & Hardware NT.

The dynamic team of fifteen consists of qualified carpenters, welders, cabinetmaker, locksmith and apprentices, all of whom are passionate and dedicated to the industry.

Their expertise won them the contract for the supply and installation of the doorframes, doors and door hardware on the Zen Quarter project. The doors utilised on the Zen Quarter development were supplied by Hume Doors, and the hardware by Kaba.

Further projects Commercial Doors & Hardware NT are proud to be associated with include The Avenue; NT Secure Facility (new prison); Darwin Airport Extension; Malabar Apartments; and Derby High and TAFE. Locally owned and operated, this community-based company has seen exponential growth to become market leaders. They cater for a diverse market, from tailor made

doors through to specialty fire doors and frames for the demanding building industry. They can confidently fulfil any standard or speciality door project.

Commercial Doors & Hardware NT offer timber doors designed and built in their fully equipped workshop, and metal doorframes to suit block, steel stud and Ritek wall framing. They also offer their own designed and manufactured Metalclad foam-filled doors, consisting of a 1.6 mm zinc steel frame nemaboard lock block with a colour bond skin—an option that does not rot, rust or be affected by climate.

A door for all needs and jobs, designed, manufactured and installed—call for a free quote.

For more information, please contact Commercial Doors & Hardware NT, 4/4 College Road, Berrimah NT 0828, phone 08 8947 0220, fax 08 8947 0560