

# BOUTIQUE APARTMENT

The \$8 million Centrus One development comprises of 38 apartments, spanning over 5–6 levels, this boutique apartment building boasts a rooftop space, which includes an entertaining area, BBQ and gymnasium featuring 360-degree views.

MAIN CONSTRUCTION COMPANY : McNab Constructions  
PRINCIPAL & SUPERINTENDENT : Blue Sky Developments  
PROJECT END VALUE : \$15 Million  
COMPLETION : March 2013  
ARCHITECTS : AGA Architects  
STRUCTURAL / CIVIL ENGINEER : McVeigh Consulting  
SURVEYOR : LANDMARK CONSULTING  
BUILDING CERTIFIER : Knisco



Specialising in developing and managing residential assets, Blue Sky Private Real Estate is the Australian real estate investment firm behind the Centrus One project.

Centrus, a \$200 million transit oriented development, is located just 15 minutes from Brisbane CBD in Eight Mile Plains, QLD. Taking advantage of the abundant infrastructure already in place, including fast and efficient public transport, and retail and convenience shopping, the development will accommodate up to 1000 people within a vibrant urban environment.

The \$9 million Centrus One development is the first of the apartment buildings to be constructed in the overall Centrus master plan. Comprising of 38 1-, 2- and 3-bedroom apartments, spanning over 5–6 levels, this boutique apartment building boasts a rooftop space, which includes an entertaining area, BBQ and gymnasium featuring 360-degree views.

Each air-conditioned apartment within the development is north facing and hosts generous entertaining balconies, living areas and bedrooms, together with a full sized kitchen including quality appliances. Every apartment also has its own car park and a secure storage area.

Having worked with Blue Sky on a previous apartment development project, Riverway Point in Townsville QLD, McNab were selected as the construction contractor for the Centrus One project.

McNab boasts an impressive 80% of business from repeat clientele, and are the civil and construction contractor of choice on many of Australia's leading energy, resource and commercial projects. McNab's business focus is to build relationships for the long term and they have adopted a 'one team' philosophy—an active collaboration with their clients, staff, suppliers and subcontractors, to create a hassle-free and simple relationship at all stages of design and construction.

This way of business, together with their outstanding HSEQ performance, explains why they are one of the busiest industrial builders in Queensland. It is for these reasons, and the quality relationship that has developed between the two businesses, that Blue Sky Private Real Estate have contracted McNab for a further apartment development in the Townsville region—the \$35 million Riverside Gardens in Douglas.

Due to the solid population growth, large government capital expenditure, and the high rental yield/low vacancy rate trends, Blue Sky Private Real Estate identified that both the South East Queensland and Townsville areas meet their investment criteria.

Throughout the tumultuous financial cycles over the years, Blue Sky Private Real Estate has a proven track record of success when seeking out opportunities to invest private equity into Australian real estate. This has positioned them well to continue to identify and seize emerging prospects within the commercial, mezzanine and residential sectors.

Blue Sky Private Real Estate are experts in the field of development, project sourcing, project management and investment banking, and the team targets an internal rate of return (IRR) of greater than 20% on development projects, and an IRR of 10-15% for residential funds management projects. Having delivered a total of five projects spanning the past four years, Blue Sky Private Real Estate have delivered in excess of 160 apartment and townhouses, and have an additional 246 apartment projects coming into fruition over the next two years.

For more information, contact Blue Sky Private Real Estate, Keiran Foster (Development Director) [kfoster@blueskyfunds.com.au](mailto:kfoster@blueskyfunds.com.au), phone 07 3270 7508, website [www.blueskyfunds.com.au](http://www.blueskyfunds.com.au)

# SPECIALISING IN HYDRAULIC CONSULTANCY

BRW Enterprises were awarded the contract for the hydraulic design and documentation of the plumbing and wet fire services for the Centrus One development.

Specialising in hydraulic consultancy (design and documentation of hydraulic engineering services), BRW Enterprises have been in operation since 1993 and are well-known for their personalised and friendly, yet professional service.

Their historical catalogue of jobs include projects across the hospital and health care, mining, industrial, commercial, retail, residential, and office tower sectors.

BRW Enterprises offers their clients cost saving opportunities suited to specific projects. They can offer design, documentation and supervision services for sewer drainage, sanitary plumbing, trade waste drainage and plumbing, septic system design and documentation, cold water service supply (storage and reticulation), downpipes and gutters, stormwater and sub-soil drainage, hot water services, warm water reticulation services, gas supply (storage and reticulation), as well as hydraulic services interface to building and control systems, acoustic requirements in relation to hydraulic engineering issues, fire services (fire hydrants; hose reel systems; and related fire booster pumps; fire service tanks; fire service pumps), provision of water storage tanks, window/wall wetting sprinklers, and fire extinguishers.

BRW Enterprises prides themselves on their quality documentation and accessibility, and also ensures that their designs are structured to ensure the client is provided with cost effective, innovative and efficient designs, with minimal maintenance required.

For more information please contact BRW Enterprises, PO Box 2158 Toowong QLD 4066, phone 07 3876 0088, email: mail@brwenterprises.com.au



# THE KNISCO CODE

Knisco Development Solutions were approached and appointed by the building contractor, McNab, to be the Building Code Consultants and Building Certifiers for the Centrus One apartments.

This multi-faceted company provided building code advice to the Centrus One design team throughout the design phases to ensure documentation complied with the National Construction Code Series Volume One Building Code of Australia, including relevant Australian Standards.

Knisco were responsible for issuing the Development Permit for Building Works prior to building work commencement, as well as delivering the Certificate of Classification upon completion of the building works.

Knisco also undertook regular inspections during the construction phases to ensure all building code requirements were met and adhered to, including, but not limited to:

- adequate fire separation and protection was provided
- minimum acoustic requirements were met
- suitable access was provided for people with a disability
- certifying minimum fire safety services were installed

Despite town planning approval for the project having already being passed prior to building approval application, the design and layout of the

building had to be altered due to the introduction of the Disability (Access to Premises - Buildings) Standards 2010 (Premises Standards 2010). This Standard came into effect when Knisco were appointed the job, therefore they had to ensure at least one pedestrian entrance was accessible via a compliant ramp, as well as ensuring all hallways serving sole-occupancy units had passing and turning spaces as per the new requirements. Prior to these new standards being introduced, Class 2 apartment buildings were not required to be accessible by people with a disability.

With over 25 years of hands-on industry experience, together with their unique position of specialising as building code consultants and building certifiers, Knisco provides clients with a faster, more efficient and more reliable service, saving time and money. This is what separates Knisco from the rest of the industry.



Centrus One, QLD



## INNOVATION, CREATIVITY, RELIABILITY, CUSTOMER SERVICE AND SUPPORT

Sunshine Coast based market leaders, All Fab QLD specialise in aluminium and stainless steel balustrades, glass pool fencing, sliding and swing gates, louvre screens and awnings.

Their vision and professionalism won All Fab QLD the contract on the Centrus One project for the manufacture of the aluminium balustrades, window awnings and screens.

Over a period of three months, a team of up to ten worked on the project—including creating some of All Fab QLD's exclusive aluminium balustrade sections. The project ran smoothly and no major problems were encountered, for this experienced team. The company prides itself on its employees, and continually invests in their skills development and training to ensure they continue to be at the forefront of the industry.

All Fab QLD's reputation for innovation, creativity, reliability, customer service and support, is well regarded with private clients, architects and builders alike. Word-of-mouth provides All Fab with many of their new clientele—proof of the high levels of satisfaction from previous customers.

Found in many developments, All Fab QLD's fully integrated, premium-standard architectural products are suited to both internal and external applications, with their engineered architectural designs suiting both multi-story commercial and domestic developments. Available in a range of finishes, from powder-coated aluminium in an array of colours, to mirror, electro polished or stain finish stainless steel, their in-house produced, durable products will aesthetically enhance any project.

All Fab QLD's expertise and quality product are in high demand, with a further seven projects underway, including Coorparoo Village, South Brisbane and St Peter's Lutheran College, Brisbane. All Fab QLD is also proud to have Balcony Shutters Australia under its umbrella. Balcony Shutters Australia manufacture and install commercial grade exterior shutters, including bi-fold, stacking and fixed systems. These are available Australia-wide and are renowned as being one of the best on the market.

*For more information contact All Fab QLD, 2/22 Enterprise St, Caloundra QLD 4552, phone 07 5437 0455, fax 07 5437 0456, email info@allfab.com.au, website www.allfab.com.au*