



# A BEAUTIFUL SHORE

Billbergia have recently delivered a stunning new addition to their Village Quay (VQ) community in the waterside suburb Rhodes, Sydney.

**PROJECT : VQ Rhodes**  
**CONSTRUCTION COMPANY : Billbergia**  
**CONSTRUCTION VALUE : \$230 million**  
**ARCHITECT : SJB Architects**  
**STRUCTURAL ENGINEER : Bonacci Group**



**Village Quay Shores, a 20 storey residential tower offering one, two, and three bedroom apartments, demonstrates the attention to detail that Billbergia is known for.**

to overcome poor ground conditions due to reclaimed land and industrial usage. A piling solution was adopted which included over 860 precast driven poles over a 15000m<sup>2</sup> footprint to depths ranging from 10 to 25m below basement level to suitable rock level.”

A Sydney-based, privately owned property and construction group, Billbergia create quality living environments. With VQ Rhodes, Billbergia are putting into practice their “Create a Community” approach to residential development. Sites are carefully chosen to promote integration with the existing community, such as through accessibility to public transport and proximity to amenities, including shopping centres and schools. Only 20 minutes from the CBD, the Village Quay offers residents both a gateway to the city, and a relaxing retreat within the extensively landscaped precinct close to waterfront parks and walkways.

Another challenge arose from the design of the building itself, calling for the “design and construction of 20m high, 1200 diameter, reinforced concrete angular V columns to support a 26 storey cantilevered building.” As Chris describes, “the control of deflection and concrete control was overcome by multi-strand post-tension concrete structure with stage stressing methodology to upper levels along with the sequencing of pours.”



Enacting the ethos of “Creating Community” is Billbergia’s in-house team of professionals who are specialists in every stage of development. As with other Billbergia projects, VQ Rhodes represents what Senior Project Manager Chris Kelly describes as “full beginning to end development and construction management.” Billbergia are responsible for “every stage of the property life cycle from investing and land acquisition, development management, planning and design, construction, project marketing and sales.” Billbergia are strategically able to ensure optimized outcomes across all these stages, including property value, fulfilling their “Creating Communities” motto, and delivering ecologically sustainable developments.

Founded in 1988 by brothers John and Bill Kinsella, Billbergia began as a civil engineering business sub-contracting civil construction projects around NSW. Moving into the residential housing market in the late 1990s, Billbergia continued to grow throughout the new millennium.

Billbergia still retains the hallmarks of its construction roots: as Chris notes, “coming from a civil background ... we are very plant- and structure-orientated builders, owning a large fleet of tower cranes, scaffold, and excavators.” In addition to their own projects, Billbergia provides professional engineering and project management services to the residential, local government and commercial sectors of the construction industry.



Commencing the VQ Rhodes project in 2012, VQ: Shores is Billbergia’s third completed tower in the complex, along with the Parkside Building and Harbour Views (25 storeys). The final two additions, Skyview Tower (26 storeys) and the Bayside Building (6 storeys), are due for completion in 2015. As with all Billbergia apartments, VQ: Shores boast luxury finishes. The surrounding views of Homebush Bay and the Parramatta River are showcased with wall-to-wall floor to ceiling glass.

In 2014, Billbergia constructed over 800 apartments. Current projects include Zen Towers, Wentworth Point (28 storey towers including 461 apartments, library, and retail sales) and Regatta Apartments, Wentworth Point (17 storey towers including 330 apartments and 6 retail shop fronts).

Billbergia Group has also recently launched its landmark Brisbane Skytower project in the heart of Brisbane’s CBD. At 90 storeys, this will be Brisbane’s tallest residential tower.

With over 25 years experience, Billbergia were more than equipped to resolve the challenges particular to this major project. Chris explains that Billbergia were required to “design and construct a foundation solution

*For more information contact Billbergia Pty Ltd, Level 2, 25 Angas Street, Meadowbank NSW 2114, phone 02 8878 6900, fax 02 9808 5989, email info@billbergia.com.au, website www.billbergia.com.au*

# SWITCHED ON PROFESSIONALS

The VQ: Shores apartments, one of five towers in the ongoing Victoria Quay development, will be experienced in their best light thanks to the professional team at Electromaster.

Electromaster supplied electricians to the VQ: Shores development who were responsible for installing lights, power points, data points, and all other electrical services. They also supplied electrical services to the Harbour Views buildings as part of the same Victoria Quay development. At any one time, Electromaster had a team of 10 to 30 working on site. "From our experience on similar size and type projects, this project was all smooth sailing," explains Electromaster's Michael Calavrias.

Previous large scale residential projects to which Electromaster supplied light and power services include World Tower, Sydney; Mascot Square, Mascot; Southbank, Wolli Creek; Verve, Erskineville; Catalina, Caringbah; and, Newbury & York, Breakfast Point.

Electromaster's areas of expertise extend beyond supplying electrical services to residential developments. They also offer an extensive range of electrical installations across commercial, industrial, and retail sectors. Whether it be installation to an engineer's specifications, or design and construct project. Electromaster's services include: design and construct services; switchboard manufacture; light and power; exit and emergency lighting; lightning protection; lighting control systems; data and communications; and, security/access control.

In addition to electrical services, Electromaster are experts at mechanical electrical installations. For over 40 years, Electromaster have provided mechanical electrical services for Australia's largest mechanical services contractors and construction companies in NSW and WA. Electromaster have installed HVAC (Heating/Ventilation/Air Conditioning) systems for some of the country's largest and most iconic buildings.

Included in Electromaster's range of mechanical electrical services installations are: full-time project management; WHS&E compliance; switchboard design, manufacture and installation; and, BMS/control wiring.

Electromaster has gained a strong reputation in the mechanical services industry by

providing a high standard of Workplace Health and Safety, experienced engineering advice, and the highest of standards in their manufacturing of switchboards.

With experience across the industrial commercial, residential, retail, Government, and health and pharmaceutical sectors, Electromaster are more than equipped to deliver on projects of all sizes.

Completed commercial projects include GPO Building, Martin Place; Darling Walk, NSW; Centre Court Business Park, NSW; One40William, WA; and, Brookfield Place, WA. Retail projects include Westfield Bondi Junction, NSW; Top Ryde Shopping Centre, NSW; and Lakeside Joondalup Shopping City, WA.

For the NSW Government, Electromaster delivered mechanical electrical services for the Moorebank Unit Relocation, and the Police and Justice Parramatta Precinct. Projects within the health and pharmaceutical sector include Perth Children's Hospital, WA; Midland Health Campus, WA; and, Novartis Campus, NSW.

Founded in 1972 by Managing Director Con Calavrias, Electromaster is a family-owned and operated business based in Marrickville, NSW. Originally operating from home on smaller scale air conditioning jobs, Electromaster continued to grow by expanding its services to include light and power, and taking on bigger developments.

Today, Electromaster has over 100 employees, ranging from apprentices to qualified electricians, as well as electrical fitters, engineers, and project managers. With its extensive team of experts, Electromaster provides its customers with full time project management, including WHS&E compliance, programme coordination, switchboard manufacture and installation, QA (Quality Assurance) documentation, and site meetings.

As Michael Calavrias explains, "Our ability to combine the various areas of electrical work, complete with switchboard manufacturing, makes Electromaster a unique organization with a proud reputation within the industry."

**For more information contact Electromaster,** 127 Victoria Road, Marrickville NSW 2204, phone 02 9569 3911, fax 02 9560 0819, email [info@electromaster.com.au](mailto:info@electromaster.com.au), website [www.electromaster.com.au](http://www.electromaster.com.au)

