



A GRAND IMPRESSION

DEVELOPER : Central Equity Ltd
MAIN CONSTRUCTION COMPANY : Brookfield Multiplex
ENGINEER : Rincovitch & Partners
PROJECT VALUE : \$130 million

The \$130M Southbank Grand is the newest piece to the Southbank precinct, offering the prestige of modern Melbourne living in a central city location.

Southbank Grand, a brand new 43-level apartment tower, is located within close proximity to the Melbourne CBD and fits seamlessly in with the upmarket look of the area, yet has historical roots, incorporating a two level Victorian building at its base.

Great care had to be taken whilst working on the restoration of the existing heritage façade as not only did it have to meet with strict criteria, but is situated on one of the busiest intersections in Melbourne.

Located on the corner of City Road and Power Street, Southbank Grand presides over the intersections south east corner, opposite Central Equity's Award winning Southbank One apartments.

With a stunning glass exterior, Southbank Grand is home to 515 apartments, seven ground floor tenancies and carparks. The sophisticated apartments consist of one, two and three bedrooms all with comfortable living space. A single bedroom apartment measure up to 56m², two bedrooms up to 89m² and three bedrooms up to 114m².

It's not just the façade and apartments that make Southbank Grand special. Venture past the spectacular façade of Southbank Grand, and you enter into a world of sophisticated

design and convenient living. The dramatic entry greets you with its oversized light fittings and metallic style panelling. A concierge will also be available along with a waiting area for guests.

Another special feature of Southbank Grand is the addition of three bedroom skyhomes, townhouse like apartments that make city living even more appealing. The skyhomes measure up to 196m² and add a classy touch to the prestigious building.

All apartments and skyhomes are fitted out with quality finishes, offering floor to ceiling windows, balconies, stone benchtops, a choice of colour schemes, quality European appliances, and concealed reverse cycle air conditioning in the living areas.

Bathrooms in the apartments are fitted out with semi frameless shower screens and stone vanities and a combined washer dryer will serve as the residences laundry facilities. All apartments are fitted with low voltage recessed downlights.

With car parking available for many of the apartments, and an average 7-Star energy rating, the Southbank Grand offers a cosmopolitan lifestyle that is second to none. Its close proximity to the Melbourne CBD,

retail, cultural, entertainment and dining precincts as well as, the Royal Botanical Gardens and the Yarra River Promenade, make it a perfect choice for city dwellers.

Southbank Grand houses a heated indoor pool and a gym. A communal bbq area has also been provided in the apartment block.

Respected as both developers and property managers, over the past two decades, Central Equity have sold and successfully completed nearly \$4 billion worth of inner city homes and apartments in Melbourne.

Central Equity has made a name for themselves with premium estates in popular Melbourne suburbs. There estates have an emphasis on open spaces, water features and community facilities. They are experts at delivering quality residential properties in exceptional locations, catering for the communities housing needs.

Central Equity have created around 60% of the residences around Southbank, and have been credited as being pioneers of the area.

For more information contact Central Equity, Level 4, 32 Power Street, Melbourne VIC 3006, phone 03 9278 8888, fax 03 9278 8800, website www.centralequity.com.au



RICH IN IDEAS

Richstone Group are changing the way that builders and developers think about multi storey construction projects and their work on the Southbank Grand apartments in Melbourne is testament to this. Using innovative plumbing techniques, Richstone Group were able to streamline the installation process, cutting down bathroom fit out times significantly.

With 515 apartments in the \$120 million Southbank Grand, Richstone Group certainly had their work cut out for them. Utilising a new prefabricated modular plumbing solution, Richstone completed the fit off for all apartments in record time. With 20 employees on the job, they were able to create a cycle that saw a full floor of the building completed every three days. This was achieved consistently throughout the project, leaving their competitors in their wake as this had never been achieved before in Melbourne.

This new modular approach challenges regular plumbing installation procedures, yet it delivers a perfect result, streamlining delivery times and logistics whilst still delivering a high quality product.

The prefabricated cost effective product has developers and builders excited, as up to 30% of build costs can be saved by using this new method of installation. Labour costs are reduced, as is material waste on site and the need for site supervision and defect rectification is significantly reduced. As the plumbing components are pre-assembled prior to installation on site, construction programs can be accelerated by 50%, once again saving not only time, but money.

The prefabricated plumbing modules are produced to a consistently high standard which in turn leads to high quality installation. The quicker, more reliable plumbing installation impacts positively on other aspects of the project, as there are less hold up times for other trades, and multi floor fit outs can be scheduled with greater overall efficiency.

Richstone Group are justifiably proud of their work with prefabricated plumbing modules and have just received certification for AS/NZA ISO 9001, the International Quality Management Standard. This is testimony to Richstone Group's ability to provide high quality

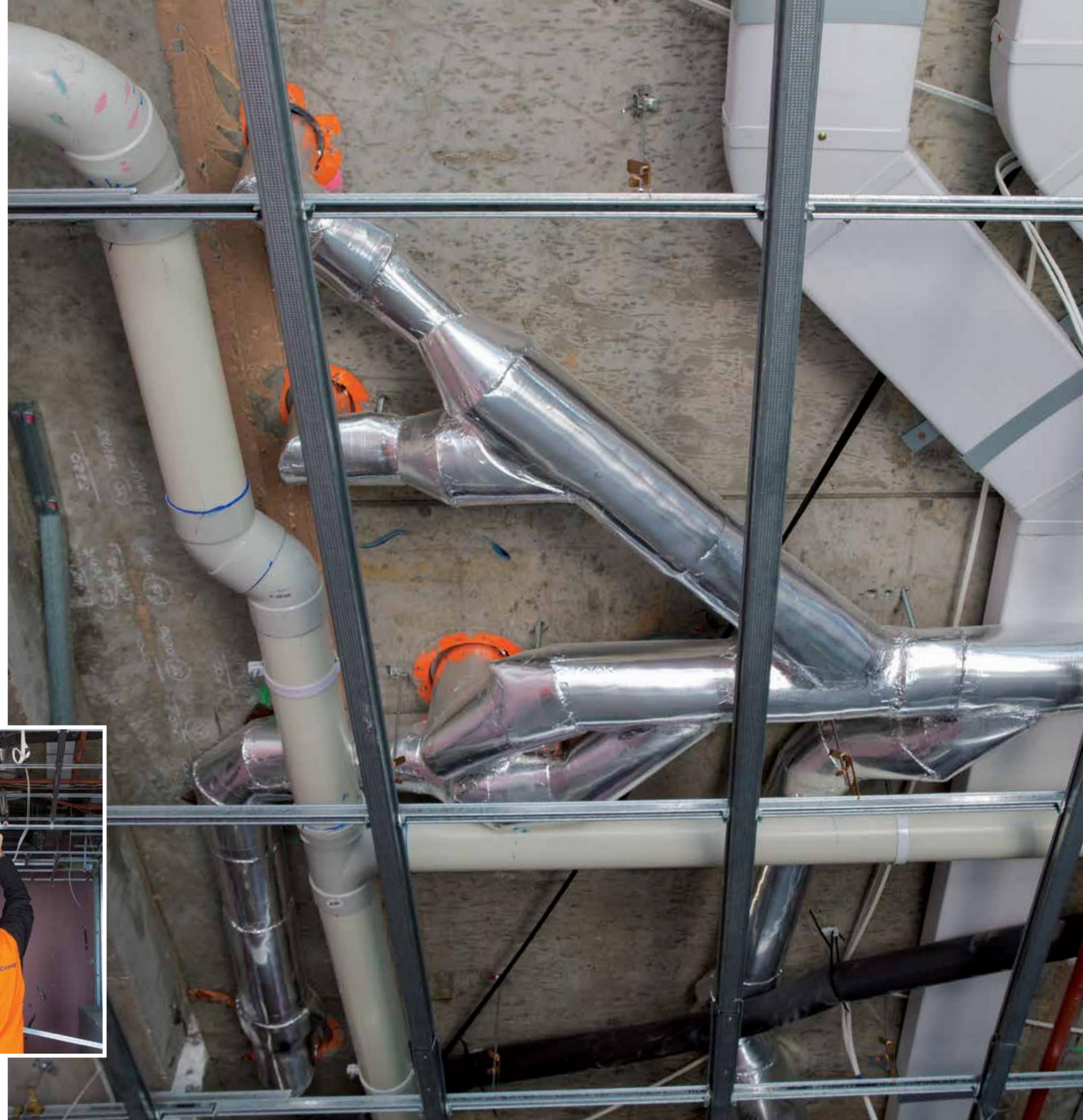
service and their commitment to continuous improvement in the plumbing industry.

To add further value to their product, Richstone Group will soon be able to offer their prefabricated plumbing modules with a 15 year manufacturer's warranty, rather than the standard 7 years. This change is imminent, and Richstone Group look forward to providing their innovative product on more projects throughout Australia.

Richstone Groups foresight and ability to think like project managers has enabled them to deliver faster and smarter, making them a leading partner with some of Australia's top level construction and property companies. Being experts in streamlining work processes, they have even used their fit out program to assist other subcontractors working on projects, so they too can increase their productivity.

Although Richstone Group has been established for over 12 years, it is their move into the manufacture of prefabricated plumbing modules that has people talking. Their recent nomination for an award in the 2015 Victorian Manufacturing Hall of Fame cemented the fact.

For more information contact Richstone Group, 17B Nathan Drive, Campbellfield VIC 3061, phone 03 8339 0100, fax 03 8339 0300, email hrichardson@richstonegroup.com.au, website www.richstonegroup.com.au





Southbank Grand, VIC



THE CORRECT CODE FOR CONSTRUCTION

When it comes to building code regulation and code advisors, there's no going past du Chateau Chun. The established firm of specialist building regulation and building code advisors operate out of Melbourne, Sydney, and Canberra, providing clients with a wealth of knowledge that cannot be matched.

du Chateau Chun deliver building code compliance and design certification services including fire life safety, accessibility, DDA and essential safety measures, consulting to both the property development and building construction markets.

It was this unparalleled knowledge the team at du Chateau Chun took to the Southbank Grand development in Melbourne. Southbank Grand, a prominent 43-storey residential project located in Southbank Melbourne, relied on the consultancy services of du Chateau Chun to assist with meeting compliance with the Building Code of Australia (BCA) regulations.

du Chateau Chun were appointed to assess the proposed design for compliance with the BCA prior to the issue of a building permit and conducting mandatory inspections over the two and a half year construction period. At the completion of the Southbank Grand

project, an occupancy permit was issued by the project's Director and Relevant Building Surveyor, Greg du Chateau.

With years of incomparable experience, du Chateau Chun prove time and time again that industry knowledge and expertise combined with the appropriate level of innovation will result in a successful project, as it certainly did in the case of Southbank Grand. du Chateau Chun pride their success on the loyalty and integrity of their team, ensuring they remain at the forefront of building regulation and code compliance consulting. They continue to lead the industry with unmatched experience and knowledge in the regulation, code and specialist consulting markets.

Providing authentic service, combined with true core and cultural values, innovation, integrity experience and excellence, du Chateau Chun continue as the preferred consultant for major residential and commercial developments in Australia.

For more information contact du Chateau Chun, Suite 218/ 838 Collins Street, Docklands VIC 3008, phone 03 9081 1688, email info@duchateauchun.com, website www.duchateauchun.com