

DEVELOPER : Capital Alliance Investment Group
PROJECT MANAGER : Urban Pty Ltd
ARCHITECT : Elenberg Fraser
STRUCTURAL ENGINEER : Webber Design
PROJECT VALUE : \$140 million

MAKING A STATEMENT

The unique \$140 million M Docklands mixed-use development brings a grand impact to La Trobe Street with a landmark 5-star hotel, innovative apartments and premium retail space.

The \$140 million M Docklands project is stage two of an exciting mixed-used development located at 677 La Trobe Street. Neighbouring Melbourne's Etihad Stadium, M Docklands brings new vibrancy to the once stigmatised Docklands area. Incorporating 1,500m² of retail space, three podium levels and a 15-storey residential tower, one of the development's most exciting features is the inclusion of Docklands' first official 5-star hotel.

"This is unique," explains Mohan Du, Founder/Managing Director of Capital Alliance Investment Group and developer of M Docklands. "We wanted to make a good impact on the precinct. It has been neglected in the past ten years and has had a bad reputation. We wanted to make it better."

The combination of 87 5-star hotel rooms, 194 apartments and 9 retail spaces makes M Docklands, in the words of Bart O'Callaghan, Director of Urban, "one of the few genuine mixed-use projects in Australia." Working closely with Capital Alliance, who remained hands-on throughout the process, development management company Urban brought the vision for M Docklands to fruition.

"We acquired the site on behalf of Capital Alliance and have participated in the role of Development Manager and Project Manager in the delivery of the project," explains Bart. "This included securing the hotel tenant and the procurement and coordination of the contractor, Hamilton Marino, onsite."

M Dockland's various elements and its close proximity to the Etihad Stadium were for Urban the most challenging aspects of the project. "There was a complexity to incorporating all the aspects of the project," says Bart. "As well, the development incorporates the main access to the stadium from the north."

An additional challenge for the Urban team was the inclusion of public artwork into the main façade of the building. "We had an extensive public art regime to be incorporated as part of the project," Bart explains. "We elected to support new artists in the program including street artist Rone Everfrewsh."

M Docklands embodies the philosophy underpinning Capital Alliance's approach to property development. For the past three years, Capital Alliance has sought to create properties that draw inspiration from the mixed-use, lifestyle-focused developments of Asia and Europe. "We have to think outside the box in a globalised economy," Mohan says. "What we do is genuine and unique."

While Capital Alliance envisages its projects within a global context, the company remains a local Australian development business that seeks to benefit local markets. "We had lots of local buyers for M Docklands," Mohan reports. "Lots of first home buyers. We want to cater for local markets – developers have a responsibility to the local market."

"We make sure that the projects we do are to a specific standard," continues Mohan. "We are here for the long haul."

Since purchasing its first project in receivership in 2012, Capital Alliance is continuing to make its mark in Melbourne with the construction of Kings Domain Apartments, 68 Dorcas Street, in collaboration with CVCV. Capital Alliance is also planning two more towers in Docklands.

Established in 2009, Urban has developed in excess of 4,500 apartments across Melbourne and Sydney. Specialising in property acquisition, development and project management for high-density residential, mixed-use, retail, commercial and hospitality developments, Urban has acquired over \$260 million in development properties this year. Offering clients a tailored service, Urban can acquire sites and opportunities for clients and investors, draft project concept and feasibility models as well as manage the project throughout all phases including planning, sales, finance structuring, design development, project delivery and settlement.

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FV
Brisbane



Ascent Tower
St Leonards NSW



MY80
Melbourne



The Carlson
Melbourne



Empire Tower
Melbourne CBD



Marina Towers
Docklands



Wrap Apartments
Southbank



North Apartments
North Melbourne



WEBBER DESIGN

PAUL WEBBER AND THE WEBBER DESIGN TEAM

Structural Engineers for the M Docklands project would like to congratulate **CAPITAL ALLIANCE** on their landmark project.

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STRUCTURAL ENGINEERING



KEEPING THE FLOW

Residents and guests of the M Docklands hotel and apartment complex will enjoy a most comfortable indoor environment thanks to the mechanical systems designed and constructed by Coldflow Mechanical Services, one of Melbourne's foremost HVAC installation companies.

"Coldflow Mechanical were engaged to design, install and project manage the mechanical services from conception to final client handover," explains John Joughin, Commercial Project Manager from Coldflow. Supplying an onsite team of Site Manager, ten full-time mechanical plumbers, two apprentices and various subcontractors including electricians, DDC (Direct Digital Control) and fire spray contractors, the project was, as John reports, "well within our capabilities."

Coldflow Mechanical supplied, installed, tested, commissioned and will provide 12 months maintenance of the air conditioning, smoke management and ventilation systems. The range of air conditioning systems supplied to M Docklands included single split ducted systems, wall hung air conditioners, ducted air conditioners, roof-mounted central gas furnaces and a VRV system. Smoke management comprised a stairwell pressurization system and lobby relief dampers. The extensive exhaust and supply air systems delivered by Coldflow provides ventilation throughout the complex including car parks, switch room and communications room.

Completing the package, as John describes, Coldflow Mechanical initialized a "central BMS to control all ventilation and common air conditioning systems along with metering of electrical, gas and water meters."

Specializing in providing end-to-end HVAC mechanical services to commercial and industrial projects, award-winning Coldflow Mechanical combine expert technical and project management skills to deliver solutions tailored to their clients' needs.

Typical projects for Coldflow Mechanical include multi-story residential apartment towers, computer data centres, aged care facilities, commercial offices, industrial complexes and facilities, hotels, swimming pool complexes, childcare centres and council buildings. A handful of Coldflow Mechanical's recent projects include the Regis Weeroona Aged Care Facility, Opus Residential Tower at Southbank, King's Pool and Reservoir Community Centre.

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