



# A NEW REALM OF LIVING

**DEVELOPER :** Eclipse Capital  
**MAIN CONSTRUCTION COMPANY :** Maxcon Construction  
**ARCHITECT :** Elenberg Fraser  
**STRUCTURAL ENGINEER :** BG&E  
**CONSTRUCTION VALUE :** \$100 million

As South Australia's tallest residential apartment building, Realm Adelaide adds a stunning new silhouette to the Adelaide skyline. Rising up 40-storeys, Realm offers premium finishes to the 309 high quality residences and luxury amenities spread over 40,000m<sup>2</sup> floor space.

**At 132m high Realm is Adelaide's tallest residential high rise developed by Eclipse Capital, a Special Purpose Vehicle (SPV) of Myst Group, and was formed specifically for the Realm development.**

"Prior to Eclipse Capital being involved in the project there were a number of designs for the site. Architects, Elenberg Fraser had been involved since 2015 and had obtained a DA for a smaller building," said Myst Group Associate, Anthony Pattinson.

When Eclipse Capital purchased the site the main issue was the carpark which had been designed below ground, typical for Melbourne or Sydney projects. In Adelaide the water table is too high for deep basements. After review of the design in early 2016 Elenberg Fraser amended the design and created the 40-level tower which received DA in December 2016. The project was tendered in late 2017 with Maxcon Construction beating a number of high profile contractors for the job.

Onsite work began at the 1,536m<sup>2</sup> site at Austin Street in late 2017. "The structure is of precast concrete including the columns and the cladding panels are aluminum, a non-combustible selection and there is one underground level with bike racks and storage cages," said Anthony.

"The challenge involved the excavation and construction of the basement, which

is always difficult on a small site. There were over 130 piles sunk to 30m into the ground and the lift core was massive. Over 1,800 workers inducted onsite and up to 300 workers were onsite during peak periods with practical completion achieved in April 2020," continued Anthony.

The \$100 million building spans the iconic Renaissance Arcade and features includes a gym with climbing wall, two private function spaces, a games room and an outdoor terrace with a 25m lap pool, on Level 8. While on Level 39 there is a 500m<sup>2</sup> wellbeing zone with yoga studio, massage retreat with changing facilities opening onto a 270m<sup>2</sup> rooftop with a spa, steam room and sauna, BBQ and seating area.

The huge double-storey penthouses have four bedrooms each, with dressing rooms, bars, wine cellars, private spas, huge terrace, with a kitchen on each level. Residences are 605m<sup>2</sup> including 150m<sup>2</sup> outdoor space with open plan living offering panoramic views across Adelaide. Fiber optic cabling has been installed throughout the building core to 'future proof' the design and provide high speed Internet and communications for all residences.

The development includes the restoration of the façade of Assay House, built in 1858. Prospectors took their gold to Assay House where it was minted into the Adelaide pound,

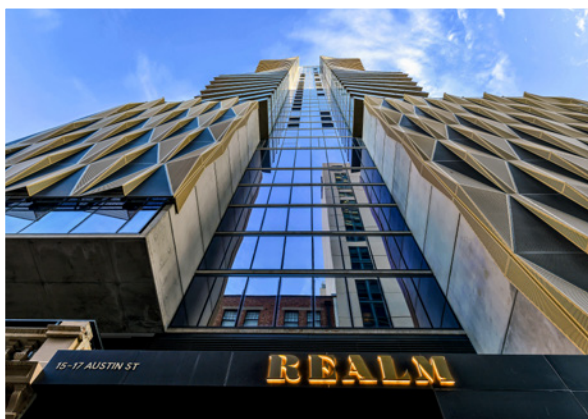
the first coinage of the colony. The shining gold geometric screens on the façade of Realm Adelaide are tribute to Assay House, and the screens filter the sun and cool the apartments during Adelaide's hot summers. The gold motif is repeated inside in the tiling and fixtures in the stylish penthouses.

Myst Group have vast experience in the property, advisory and banking sectors and specialise in the delivery of short term and bridging financial solutions for the construction industry.

Recent projects from Myst Group include the acquisition of development sites and assistance with refinancing to allow restructuring. Myst Group also purchase and refinance stalled construction projects and provide lowly geared land bank transactions to allow for DA approvals and rezoning issues.

"We are involved in a mix of boutique and high rise residential developments," added Anthony. Currently we are looking at a large mixed development in a Brisbane outer suburb that would comprise a hotel, and low rise residential with retail and commercial tenancies."

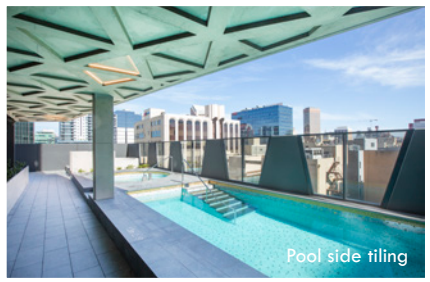
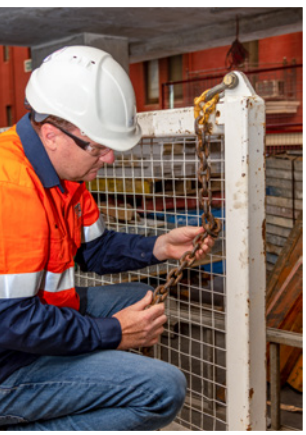
**For more information contact Eclipse Capital, Myst Group,** Suite 802, 26 Ridge Street, North Sydney NSW 2060, phone 02 9922 3737, email [info@mystgroup.com.au](mailto:info@mystgroup.com.au), website [www.mystgroup.com.au](http://www.mystgroup.com.au)





**Below** RMB Lifting supplied the materials lifting equipment including concrete kibbles, builders cages, steel rope and accessories.

**Below** Authentic Tiling sourced, supplied and installed a variety of porcelain and mosaic wall and floor tiles.



**RMB Lifting are one of the fastest growing lifting and safety equipment supply and service companies in Australia, working across a large cross section of industries but specialising in the construction industry.**

Starting at Realm Adelaide in June 2019, RMB Lifting supplied lifting and materials handling equipment to the project, as well as providing testing and inspection services of the equipment throughout the construction process.

“The challenge of the job at Realm Adelaide was the quick turnaround required. We had to deliver and test equipment quickly and efficiently to keep within the tight timeframes required. Also the CBD site was a busy one with space restrictions, so we took some equipment offsite for testing, and still delivered on time, every time,” explained General Manager/Director, Mark Eberhard.

Established in 2017, RMB Lifting is a team of six with over 80 years combined experience in the crane and lifting industry. “Our strength is our personalised service which includes attention to the detail of the job as well as our ability to respond in a timely manner to customer requirements. Experience|Quality|Service is our motto.”

“At RMB we are committed to providing quality products, as a result we are an authorised distributor for the world leading manufacturer of technical wire ropes, Casar, as well as for Spanset Height Safety products and Kito hoisting equipment,” Mark explained.

Operating across South Australia and nationally, RMB Lifting work from a 7,500m<sup>2</sup> site in Regency Park where they supply, manufacture and test lifting and materials handling equipment, including lifting and spreader beams.

Products supplied by RMB Lifting include chains and wire rope, rigging and hoisting products as well as height safety and load restraint equipment. RMB Lifting offers a full asset management service that includes onsite inspection and testing, and also offer a range of hire options across all product groups.

**For more information contact RMB Lifting**, 605 South Road, Regency Park SA 5010, phone 08 8268 1300, email [sales@rmblifting.com.au](mailto:sales@rmblifting.com.au), website [www.rmblifting.com.au](http://www.rmblifting.com.au)

**Authentic Tiling is a team of construction professionals specialising in the installation of tiles and stone flooring for commercial and high end domestic projects.** Authentic Tiling supply a vast range of tiles including porcelain, ceramic and marble as well as quality crafted stonework.

Starting in February 2019 Authentic Tiling sourced, supplied and installed a variety of porcelain and mosaic wall and floor tiles at Realm Adelaide. Their work can be seen in the elegant entrance lobby, the podium and the beautiful Level 8 pool deck, the shared rooftop, all 314 balconies and a feature gold leaf stone tile in the penthouse bathrooms.

With up to 30 tilers onsite, Authentic Tiling completed the work at Realm Adelaide within 13 months. “The job went very smoothly,” said a Spokesperson from Authentic Tiling. “There were constraints to be overcome due to the small footprint, deliveries and moving materials around the site were challenging and we managed this with tight programming and scheduling.”

Authentic Tiling comprises a team of skilled and talented qualified tilers, registered waterproofing applicators and project managers.

The skilled team also supply and install benchtops. Offering the latest in natural stone, engineered stone, acrylic solid surface and the latest in porcelain panels.

“We are distinguished by our professionalism,” said a Spokesperson. “We provide a high quality and reliable service.” Operating for 10 years, Authentic Tiling is an independent family owned company working across the high rise residential and commercial sectors of Melbourne and Adelaide.

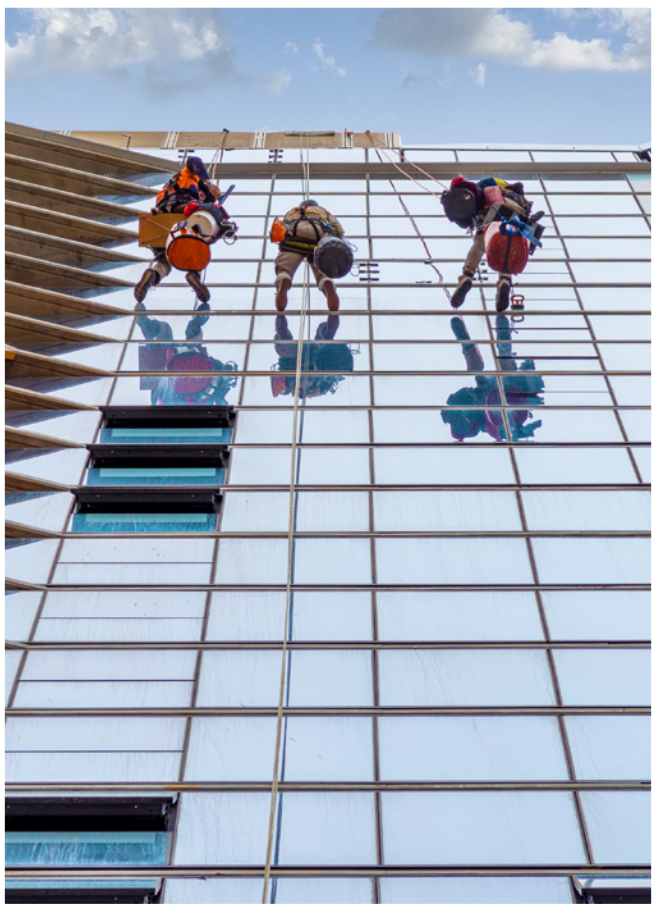
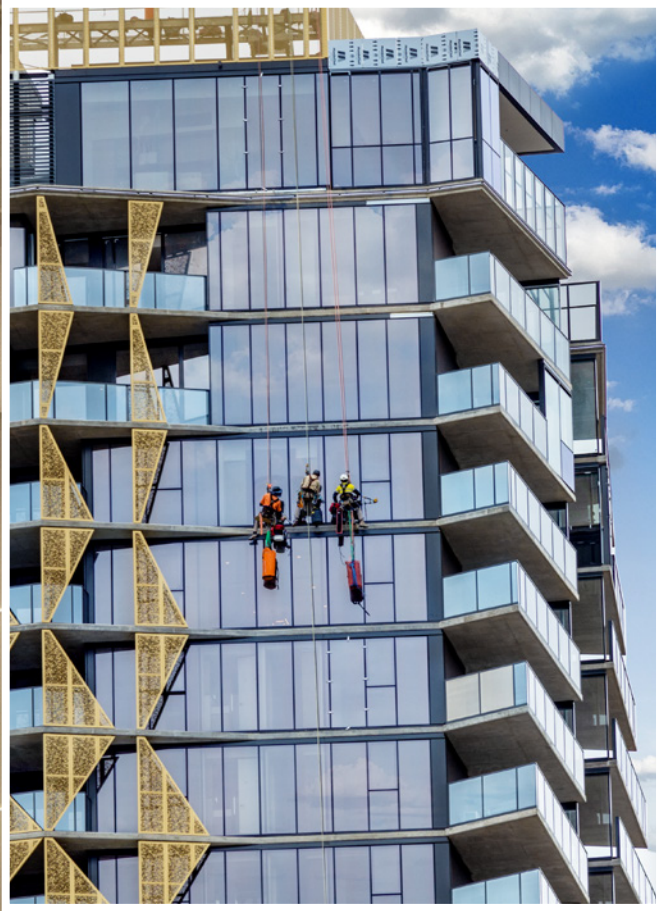
Recently completed projects include a similar installation with a mix of porcelain and stone tiles for a 9-level residential development in Adelaide, One on the Park, completed mid 2020. Authentic Tiling finished the large residential high rise Melbourne Village, containing 529 apartments across two buildings. The project lasted 12 months and was completed in December 2019.

**For more information contact Authentic Tiling**, 70 Slater Parade, Keilor East VIC 3033, phone 03 9331 7158, email [info@authentictiling.com.au](mailto:info@authentictiling.com.au), website [www.authentictiling.com.au](http://www.authentictiling.com.au)





**Below** Corporate Clean Property Services cleaned each of the 314 apartments, the penthouses, lobby and the external windows.



**A proudly South Australian family owned and operated business, Corporate Clean Property Services is an experienced team providing high quality cleaning services within the construction industry.**

Corporate Clean Property Services cleaned each of the 314 apartments, the penthouses and lobby at Realm Adelaide, headed by Project Manager, Anthony Quadling and onsite Supervisor, Geoff Culby. Corporate Clean Property Services was also contracted to maintain the clean functioning of the site and ensure a healthy working environment throughout the construction process.

“We were engaged to ensure a high level of Builders Clean and we removed all traces of construction and trade activities at the end of the project. Then a Sparkle Clean to leave the units and common areas in showroom condition. We ensured that when the new owners move into this amazing building that we will meet, and even exceed, their expectations,” said Owner, Jared Candido.

Established 1991, Corporate Clean Property Services employs 14 experienced staff, all trained in builders’ cleaning techniques. Recently completed projects ranging from smaller residential properties to larger

high rise and commercial projects such as the Royal Adelaide Hospital and the large road construction the Northern Connector.

“We have worked with a number of high profile building and engineering companies in assisting them with all their cleaning requirements from major builders cleans and facilities cleaning to ongoing cleaning of their offices and display homes,” continued Jared. “We have an especially good working relationship with Maxcon, they are able to rely upon Corporate Clean Property Services to provide a high quality clean. In 2017 we completed a similar job for Maxcon at Boheme, another high rise residential development.”



*For more information contact Corporate Clean Property Services, 18A Gumbowie Avenue, Edwardstown SA 5039, phone 08 8277 4555, email [info@corporateclean.com.au](mailto:info@corporateclean.com.au), website [www.corporateclean.com.au](http://www.corporateclean.com.au)*