

A CROWN JEWEL

Ruby Gungahlin's two towers of 13 and 17-storeys, redefines modern living with its 179 luxurious two and three bedroom apartments. The penthouse and apartments feature deluxe kitchens and bathrooms, floor-to-ceiling windows, timber floors and tiled balconies. Residents are also able to enjoy a rooftop sanctuary with resort style BBQ ares, along with a gym and lush gardens.

Ruby Gungahlin is the most recent addition to POD Projects Group and Core Building Group collaborative building programme within the Gungahlin area. Named for the vibrant red feature panels adorning the facade of the development, the project is set to be a luxurious new addition to the fast growing region.

Ruby Gungahlin comprises 179 luxurious apartments over two towers of 13 and 17-storeys each. The two and three bedroom apartments plus penthouses have floor-to-ceiling windows offering expansive views. Internal fittings include timber floors and spacious tiled balconies. The taller tower boasts a rooftop entertainment area and the complex includes a 20m pool, a gym, BBQs, pizza ovens and lush gardens. The development includes over 300 parking spaces, with 3-levels in the podium and two underground, as well as 1,300m² of commercial space.

The D&C contract started in late 2017. "We detailed the design collaborating with the client and the architect from the beginning of the project," said Senior Project Manager, Stuart Christian. "We carried out some value engineering while maintaining the

architect's vision modifying the precast concrete façade to make it a more functional structure. We changed the hot water system by installing instantaneous electric hot water units in all the apartments, saving space that would be used for a central plant and supply pipes to each separate unit. The space saved was used for an extra commercial tenancy and enables each unit to have an independent hot water supply and be billed separately."

"The increasing development in the area of Gungahlin proved to be a challenge. Core Building Group, along with POD Project Group and other developers in the area had to contribute to infrastructure improvements as the pre-existing power supply network could not service the increased demand"

Onsite work started in February 2018. Weather conditions onsite were not optimal as it was consistently windy throughout the construction. Above the podium two separate buildings rise with two in situ cores and a façade of smooth painted precast concrete. The main challenge involved maintaining the programme and pushing to delivery. The two modern towers were completed in late 2019 with the 17-storey tower topping out at 55.1m high, the tallest Core Building Group structure to date.

Established in 2011, Core Building Group offer expertise in development, construction and project management specialising in the construction of residential complexes from boutique townhouses to large resort style complexes. The team works with their clients from design and approvals through to construction and delivery with managers skilled at bringing large scale projects to a satisfactory delivery.

"The Australian Capital Territory market is demand driven and the population is growing. Land releases, approvals and developments are handled differently in the Australian Capital Territory and are often difficult procedures," added Stuart.

Core Building Group has completed a number of projects in the Australian Capital Territory. Recently completed projects include the successful residential developments in Gungahlin Mezzo, 126-apartments across two towers of 7 and 12-storeys, completed in November 2017 and Jade, a 14-storey residential tower due for completion in mid-2020.

The company's extensive portfolio includes Northridge in Denman Prospect, high end townhouses and apartments completed in June 2019 and Salt, a stylish 6-storey block in Kingston completed in 2018. In the suburb of Lawson is the elegant Mizura Villas, winner of the 2018 MBA Townhouses of the Year Award and Gateway, winner of the 2018 MBA Medium Density Apartments of the Year Award. In Coombs their developments include three quality townhouse projects, Shoji Coombs Villas, and the 4-storey Kushi Coombs.

Core Building Group has extended their range to the south east coast of New South Wales, building Ohana which consists of 67 seaside apartments and penthouses Batemans Bay.

For more information contact Core Building Group, 3/57 Dacre Street, Mitchell ACT 2911, phone 02 6108 4918, email info@coredev.com.au, website www.coredev.com.au

DEVELOPER : POD Projects Group
MAIN CONSTRUCTION COMPANY : Core Building Group
ARCHITECT : Stewart Architecture
CONSTRUCTION VALUE : \$50 million

Below Ecoact Doors supplied and installed over 300 frames, doors and hardware to the project.



Below Key Constructions completed all of the platerboard, skirting and architraves throughout all 179 apartments.



EcoACT Doors and Hardware specialise in the supply and installation of both fire rated and non-rated frames and doors with associated door hardware for both internal and external applications. At Ruby Gungahlin, EcoACT supplied and installed all the metal frames and doors for the complex including, the one hour fire rated unit entrance doors and stair doors, the frames and doors for both common area doors, and electrical/comms service cupboards all of which doors had to meet the relevant Australian standards for both smoke and fire, where applicable.

“We started onsite in October 2018. We installed over 300 frames and doors with all the hardware (mortice locks, closers, fire/smoke seals and door handles),” said Director, Lennart Mollar. “We had five onsite and the job went really well. We had the last doors in by the end of November 2019.” The fire doors that were installed are steel plated with a vermiculite core and the EcoACT certified installers ensure that the AS1905 standards we met during installation.

“Core Developments are really easy to work for,” said Lennart. “Recently we have completed works for Core Developments on Mezzo Apartments, finishing in 2017, Northridge Apartments (27 apartments), and 11 townhouses in Denman Prospect, in June 2019.

In late 2019 we were engaged on Jade Apartments, a complex of 167-units also in Gungahlin.”

EcoACT also do commercial work. In 2019, the company finished a fitout at the Canberra Raiders Club in Braddon. EcoACT are equipped to handle any size job ranging from a small office fitout to a very large apartment complexes.

Recently EcoACT teamed up with Jomon Architectural Hardware at Fyshwick in order to provide a complete service. The companies have recently finished a very complex designed apartment building, Founders Lane in Braddon. Founders Lane comprised of over 300 apartments, equalling to approximately 1,800 frames and doors. EcoACT and Jomon Hardware worked in conjunction with each other to tackle a challenging design of the frames and door hardware meeting both design intent and ensuring products adhered to the relevant Australian Standards for compliance. “It was both challenging and both rewarding, and we handed over a very high quality finished project.”

For more information contact EcoACT Doors and Hardware, phone (Lennart) 0416 116 686, email ecoact@outlook.com

Key Constructions is a young company specialising in the design, supply and installation of partition walls and doors for interiors. Key Constructions started the contract for Ruby Gungahlin in November 2018, sourcing materials according to specifications.

“We did all the internal plasterboard partition walls across all 179 apartments,” explained Director, Martin Lee. “We also installed the internal doors, architraves and skirtings. At peak periods we had 18 working onsite and delivered on time at the end of November 2019.”

The challenge of the job involved delivery of materials, the company used the onsite crane to lift material to different floor levels and the space was quite tight. Working across two towers at once required some good planning and organisation on Key Constructions’s part and along with coordination with the builder and other trades the project.

“Ruby was our first job for Core Developments and they were great to work with. The team was very accommodating, ready to listen and this certainly contributed to the success of the project,” said Director, Benny Guan.

Key Constructions is a young company, with partners contributing over 25 years experience in general construction servicing the Australian Capital Territory and regional areas. Before completion of Ruby Gungahlin they were at work on another Core Developments project, Northridge carrying out the same design, supply and installation work across 27 apartments and 11 townhouses, finishing up in May 2019.

Key Constructions specialises in high rise residential projects and also has experience of designing and installing custom made doors, architraves and skirting for bespoke projects such as the Belconnen Arts Centre, a government contract completed by Key Constructions in January 2020.

Successful commercial projects include the design, supply and installation of partition walls, high end doors, skirtings, architraves and door hardware for the addition of a new floor of rooms at the Ovolo Hotel in Acton.

For more information contact Key Constructions, PO Box 891, Gungahlin ACT 2912, phone (Benny) 0412 504 355, (Martin) 0411 201 069, email bguan@keyconstructions.com, mlee@keyconstructions.com