



Future Work & Our Direction

The overseas finance problems, together with Australia's problems relating to inflation, interest rates, fuel prices and a spooked banking sector, are now affecting the construction industry.

Our Estimating Department is busy finding new markets and investing time in some long term projects. Although busy, the quality of the new projects in the short term market is weak.

On the flip side we are very positive about some very large projects that should kick off between March and September next year.

Design and Construct projects continue to be the flavour of the month.

Our sites are all busy and continue to excel in these trying times.

We have won a few small projects, including the Bond University Beer Garden and Southport Fire Station alterations. These projects will open doors to new markets that we haven't pursued in the past and we look forward to maintaining our momentum and strength.



Kind regards
Brian Gabriel and Ken Skrinis

Glenzeil Sponsorships

Olympic Campaign - Amanda Howell

Sitting on her first pony at age 2, Amanda Howell's love of horses began to grow as did her competitive spirit which led her to embrace riding and pursue her preferred discipline of Eventing.

By the age of 20 Amanda was competing at the highest level within Australia and has continued to impress by accumulating many honours and achievements including:

World Equestrian Games – 1998;
Trans-Tasman Challenge – 1999 (Australian Silver Medal & Individual Silver);
Sydney Olympics – 2000; Member of the Australian Elite Squad -1997/2001;
Victorian High Performance Eventing

Squad –1996 to 2007 & Victorian Eventing Rider of the Year 2005 & 2008

Amanda's story is even more compelling as she was diagnosed with breast cancer in October 2005. Despite advice from many to "just rest", Amanda's passion to be the best in her field led her to continue to train and compete and she credits this focus on her goal as a prime reason for her overcoming her illness.

Amanda just missed selection for the Beijing Olympics but has her sights set on the World Equestrian Games in Kentucky in 2010 and the London Olympics in 2012.

GC17



Glenzeil are proud to be sponsors of the new AFL GC17 Bid Team who have been formed to create a true Gold Coast Community Football Club.

The local football community, schools, AFL supporters and local business have thrown their support behind GC17 to help achieve the dream of our very own AFL Team based on the Gold Coast by 2011.

To become a member and support GC17 to reach their target to have 20,000 registered supporters by 14 October visit their website: www.gc17.com.au

Fire Extinguisher & Warden Training



Glenzeil staff are trained in the use of fire extinguishers and survive to tell their story, as shown by Ashley Ellison

Glenzeil Babies



Tayla Jacqueline, daughter of Darren and Leisa Luxmoore, born 1st May



Nikita Eva, daughter of Mick Wright and Tracey Williams, born 20th May

Points of Interest

- Teresa won a hamper of chocolate goodies in the Easter Raffle – raising \$286 for the Mater Childrens Hospital.
- Congratulations to Tamara who guessed the number of jaffa's in the jar, 497 - \$95 raised for SIDS foundation – Red Nose Day.
- Jeans for Genes day raised \$50 for this worthy charity
- Thank you for your continued support of these and Daffodil Day, Cystic Fibrosis, the Make a Wish Foundation, to name but a few charities

Glenzeil noticeboard

THE NEWSLETTER FROM **Your Partners in Construction**

ISSUE 4

SEPTEMBER 2008

38 Riverwalk the signature for a **Unique Lifestyle**

Robina Land Corporation has released the final project in its landmark residential development, Riverwalk.

The newest project – 38 Riverwalk – will be the signature building for the \$200 million Riverwalk precinct originally launched in 2003.

Over the past five years, Riverwalk has created a distinctive range of high quality residential options right next to the Robina Town Centre.

The latest building – the nine level 38 Riverwalk - incorporates all of the positive elements of inner city living that have been experienced during the development of Riverwalk.



Site Progress May '08

Tall and elegant, 38 Riverwalk sits at the heart of Riverwalk overlooking a tranquil lake.

All 43 two and three bedroom apartments are north-east facing and most levels enjoy spectacular coastal views.

Open space designs emphasise the relaxed urban lifestyle, while features such as reverse-cycle air conditioning, modern kitchens with top quality European kitchen appliances, separate laundry and practical finishes and fixtures add to the distinctive character.

Master bedrooms all have spacious ensuites with luxury twin vanities and walk-in robes, and the architecture encapsulates the chic, 21st century style of the apartments.

Floor plans incorporate eight separate designs so that there is plenty of variety in the layout of living spaces and scope to create highly individual furniture arrangements and personal touches.

Landscaping includes lush native plants, elegant water features and a stylish horizon edge swimming pool forms the centrepiece of the residents' outdoor entertaining and function area.

Riverwalk is made up of a variety of residential style homes and apartments within the one planned precinct.

Robina Land Corporation Project Manager for 38 Riverwalk, Colin Hughes, said the project had appeal to a broad section of the community.

"At Riverwalk, we have created an urban village to suit people who want



Impressionists View –
Daytime External Pool Side

to be close to all the action of a busy urban centre," he said.

Robina Land Corporation's CEO Richard Wyatt said Riverwalk's proximity to the Robina Town Centre, the Robina Rail Station, Robina Hospital and Skilled Park were all significant draw cards for purchasers.

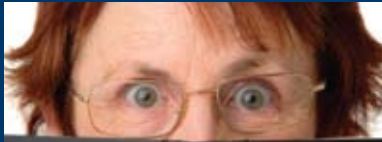
Robina Land Corporation has been actively developing Robina since the early 1980s and created a community which now accommodates more than 30,000 residents.

(Excerpt from Promedia Public Relations Media Release: 22 January 2008)

The project is currently progressing well with the successful pour of the Level 3 slab recently completed.

The system of using precast panel walls is making it quicker and easier to climb from floor to floor as opposed to using other traditional building practices.

Post tensioning in the basement and ground level was executed well, with minimal problems and a quality service provided by Team Post Tensioning.



Trisha's Trivia

1. Which Queensland city was known as Elston until 1933?
2. What was the name of the cyclone that devastated Darwin on Xmas Day, 1974?
3. Who won the silver in the men's 200-metre freestyle at the Sydney Olympics?
4. Name the singer of Australian Band, The Divinyls
5. Who was Dannii Minogue's first husband?
6. What do the letters of the TV network SBS stand for?

Trisha's Trivia Answers:
 1. Surfers Paradise 2. Tracy 3. Ian Thorpe
 4. Christie Amphlett 5. Julian McMahon
 6. Special Broadcasting Service

1-2: Kiah Beach Houses



Current Projects

- **Grande Pacific, Southport** – a 25 storey retirement project
- **Nirvana, Kirra Beach** – 12 storey luxury beachfront apartments
- **Aspect, Varsity Lakes** – green star office building
- **River walk, Robina** – 43 units including a 2 level basement
- **Southern Cross University, Coolangatta** – block A the first building for the new university next to the airport
- **The Rocket, Robina** – 16 storey office building, 3 levels of basement, ground level retail tenancies
- **City Road Offices, Beenleigh** – 5 level commercial building with underground basement car park
- **239 Golden Four Drive, Tugun** – 6 units on the beachfront
- **11 Marvell Street, Byron Bay** – 4 units above 4 retail outlets
- **Marshall Lane, Southport** – office building located behind Grande Pacific
- **1493 Gold Coast Highway, Palm Beach** – two buildings, one unit per floor (a 7 storey & 3 storey) on the beach
- **Bond University** – refurbished beer garden
- **Southport Fire Station** – alterations and additions



A WORD FROM THE IT Department

Karl's Tech Zone

Maximising technological potential involves constant research and implementation of new technologies as they become available. Wireless broadband technology provides us with greater mobility than previously available. 12 months ago Telstra rolled out their HSDPA (NextG) network providing the greatest range and bandwidth in the mobile broadband solutions around.



The Ericsson W25 infuses multiple technologies to create a portable communications tool. The W25 takes a standard mobile

phone sim card and when setup creates a local wireless broadband network whilst also providing 4 network ports, a phone and a fax phone line. This can be a total communication solution for a small site or provide an interim solution while waiting for the lengthy delays associated with having phone lines/broadband installed and allow an internet access gateway for on-site personnel with virtually zero lead time.

Tech Tip: MS Excel

Locking columns and rows. If you want to freeze a row of titles or categories so that you can keep them in sight as you enter data further down your spreadsheet, Microsoft Excel has a handy Freeze Panes function.

To lock a pane, use your mouse to select the row below or the column to the right of where you want to freeze. On the Window menu, click Freeze Panes.

Green Star Ratings

They're being expanded.

At present Green Star Ratings only apply to commercial buildings, but the system is being expanded to include other buildings.

Version 3 of the Green Star Office Design (Design & As Built) has been released. All projects registered with Green Star after 30th April 2008 will now be assessed against this new Version 3.

Green Star Education v1 and Retail Centre v1 has now completed its PILOT phase and is scheduled for release in August 2008.

There is a series of PILOT's developed for the following building types : Multi Unit Residential, Healthcare, Industrial, Mixed Use & Public Building

Contact Us

If you have a story you would like to contribute to the **Glenzeil Noticeboard** please email us at noticeboard@glenzeil.com.au

For other enquiries contact us at:
 The Point@Varsity, Lvl 2, 47 Watts Drive, Varsity Lakes Qld 4227
 PO Box 261, Bond University, Qld 4229
 Telephone +61 7 5555 3333
 Fax +61 7 5570 3200
 Email mail@glenzeil.com.au

www.glenzeil.com.au



Kiah Beach Houses

Luxurious Private Byron Beach Houses

Cavanbah Street, which was named after the original indigenous name of the Byron Bay area and means 'meeting place', is now the home of Byron Bay's latest luxurious development, Kiah Beach Houses.

There are sixteen contemporary beach houses offering full site security, setting a new standard for quality and design.

This project is unique for Byron Bay, with top building designers and landscape architects ensuring that environmentally-sensitive use of materials were part of the design. Kiah is the result of very careful planning.

The beach houses include three different designs in duplexes and apartments, (each with two car parking spaces and their own spacious decks and private areas) plus one freestanding house with over 1600 square metres of private land.

All the beach houses have been designed to take advantage of northerly aspects and communal facilities include a stunning 19-metre swimming pool which is part of the extensive lush rainforest landscaping which features throughout the development.

Stone fences and dry-stacked stone walls incorporate local historical influences with natural materials. Where possible the mature native vegetation has been retained, integrating the landscaping into the site.

Generous use of space is a feature both in floor plans and the private outdoor areas as well as the communal spaces. Interiors take advantage of natural light and ventilation and also include ducted reverse-cycle air-conditioning and ceiling fans. – *Fay Knight*

Byron Lures

As the Sydney residential sector continues to stumble, developers are flocking to Byron Bay given its continued strong performance, particularly in high-end sales.

Sydney developer The Cove Group is developing 16 beach houses as part of a residential estate on a 0.8 hectare site at the end of Cavanbah Street which leads into Belongil Beach, Byron Bay.

The two-level dwellings face north over Belongil Beach, and are within six minutes walk of the town centre. Prices start from \$1.65 million for the beach houses, which have skillion roofs, two bedrooms, an oversized media room, two bathrooms and two security car spaces.

In response to Byron Shire Council and community concerns, each beach house meets strict architectural and ecological guidelines to ensure visual harmony and environmental sustainability, the developers said in a statement.

Selling agent Chris Hanley of Byron Bay First National Real Estate said: "The local development rules have been changed in recent years and a development like Kiah will probably never be built again."

"The location and the quality of the residence will ensure strong long-term capital growth and high-yield rental income. Nearby a two-bedroom timber house has recently sold for \$5.1 million, so the Kiah beach houses offer real value." – *Lisa Allen*

(Excerpts from newspaper articles sent to us by Kerry Dunn from Kiah Beach Houses)

Master Builders Housing & Construction Awards

Gold Coast Regional Awards Night
Allure, Surfers Paradise took out an award in the category for Residential Buildings (High Rise over 3 Storey) \$12 - \$60 Million.



Matt Sanders, Paul Garland, Glenn Field, Joe Dansey

Northern NSW Regional Awards Night
Kiah Beach Houses, Byron Bay took out an award in the category for Best Multi-Unit Development 4 Units & Over, and The Ramada Hotel & Suites, Ballina won a merit for Best Hospitality Building \$5 Million & over.



Kiah Beach Houses Award - Darren Johnson, Bill McInerney, Peter Shannon-Hooper, Ian Wardell, Peter Loneragan, Kim Redmond, Alan Moss, Gary McCullum, Rico Karlsen, John McDonagh, Paul Hingst, Dave Loosemore, Alistair Carter

Congratulations to Paul Garland and Alan Moss respectively, and everyone involved in contributing to the success of these outstanding projects.