



## Asia Pacific Masters Tournament

OVER 50'S SOCCER

The tournament was held at the Carrara Stadium over a one week period.

Our participating team – the Glenzeil Gold Coast Bullets are pictured above.

### Last Years Tipping Competition Results

Congratulations to the following place getters:

#### AFL

- 1st Place - Matt Skrinis
- 2nd Place - Alan Moss  
Frank Caione  
Karen Dowse

#### LEAGUE

- 1st Place - Glenn Field  
Phil Agnew
- 3rd Place - Ken Skrinis  
Kevin Fitzpatrick

## Weekday Warriors

Twilight Mixed Touch

Congratulations to the "Player of the Season" Paul Garland.



### 38 Riverwalk Safety Audit

The 38 Riverwalk project at Robina shows full scaffold containment screening to control the risk of falling objects striking a person and even boats. Well done team.

All of us at **Glenzeil** appreciate your support during the past year and extend to you all the best for the year ahead.

### CONGRATULATIONS!! EMPLOYEE SERVICE ACHIEVEMENTS

- 5 Years** – Terry Bailey, Alan Moss, John Hennings, Nicole Fuller, Andy Ingram, Rico Karlsen
- 6 Years** – Brock Wharton, Richie Hooper

- 7 Years** – Matt Sanders
- 8 Years** – Allan Beecroft, Kieran Hogan, Marie Miller
- 13 Years** – Paul Garland, Paul Stevenson
- 18 Years** – Nikki Vaughan

## Paul's Safety Corner

### Certification Audit

We have just completed our annual Australian Standards Certification Audit by International Certification, an external audit company.

This audit reconfirms our accreditation for the following Standards :

- AS/NZS 4801.2001  
OHS Management Systems
- AS/NZ 4360.2004  
Risk Management
- ISO 14001.2004  
Environmental Management Systems
- ISO 9001.2008  
Quality Management Systems

This was a two day process with one day in the Head Office going over the Systems and the second day visiting a site to ensure the systems are being used.

38 Riverwalk was the project chosen by the auditor, who was impressed by the staff on this project, in regards to OHS and System Management (well done Riverwalk team).

With only one corrective action and one observation, we passed with flying colours.

Well done to all involved.

### Glenzeil's First Qld Government Project

We have held the certification (Level 3 PQOC) to carry out Queensland government work for a number of years now.

Recently we have pursued further opportunities in this area.

We are now commencing a QLD Government project in the New Year - The Robina Community Performing Arts Centre. This will be a solid test for our OHS systems.

As State government auditors are involved, they will be auditing our systems and site for the duration of the project.

### The Next Big OHS Challenge

We are now looking into NSW Government work, then moving forward towards Federal accreditation.

We already have the wheels turning to achieve these goals.

# Glenzeil noticeboard

THE NEWSLETTER FROM **Your Partners in Construction**

ISSUE 5

FEBRUARY 2009

## Southern Cross University Coolangatta

Work is finally underway on Southern Cross University's new campus at Coolangatta. The campus, when complete, will occupy a large section of land in the Business Park at the southern end of the Gold Coast Airport.

The first building, aptly named Building 'A', is a four level 5000m<sup>2</sup> landmark structure which, when combined with the Grand Forecourt area, will welcome students and visitors into teaching in the 21st century. The building will be home to the main reception, administration services, student lounges, a variety of teaching areas and the faculty offices.

The consultant team lead by Gavin Adams and Alvin Wing Hong Low from Woodhead Architects in Brisbane, have designed a building that is not only aesthetically pleasing but is a show piece for the local area and a building block for the remainder of the campus.

Although the building is not seeking a Green Star rating, many sustainability initiatives have been explored and a number have been incorporated into the design, including rainwater collection and reuse, cyclist facilities, land use and ecology, high performance glazing for sun shading and to assist with AC loads, BMS controlled lighting circuits to limit over use, as well as push button taps and low flush urinals.

Subsequent buildings on the campus will almost certainly seek Green Star ratings.

The site over the last 30-40 years has been extensively mined to remove all the quality sand and has been backfilled with a poorer quality uncompacted substitute. This has led to a reasonable level of concern over the stability of the foundation material, and the need to search for a more suitable material deeper down. A matrix of grout injected CFA piles, to a depth of up to 16m, was used to bridge this poor layer of material.

The ground floor slab, although on ground, has been designed as fully suspended, and all under-slab drainage hangs off the slab reinforcing, allowing the foundation material to subside without causing any issues for the building.

The building itself will be predominately precast walls and suspended concrete slabs, metal deck roofing, curtain wall glazing and a myriad of architectural exterior and interior finishes from alucobond to polished concrete.

Building 'A' is due for completion in late September 2009 in readiness for the student intake for semester one 2010. SCU and Glenzeil are already looking ahead to Building 'B' which is to be a substantially larger project due to start in 2009.



Pictured above on the Southern Cross University Building 'A' Site are, from left to right, Southern Cross University - Prof. Bryan Rothwell, Vice Chancellor, Prof. Paul Clark, Glenzeil - Brian Gabriel, Gerrod Williams

## From the Directors

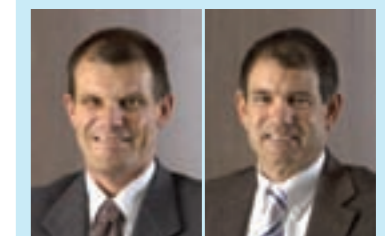
Following on from our last report, we are pleased to report that our strong but conservative approach has kept our company progressing in a positive direction.

We are all aware of the world financial crisis and, although we can't influence that tidal wave, we can put measures into place to protect our position.

We continue to foster new relationships with quality Clients, and will continue on our path to perform more Government and institutional work.

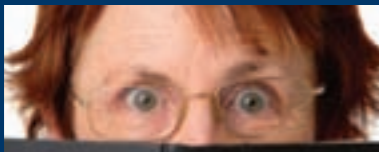
Several projects are coming to an end, but we have new work ready to start. The first three quarters of last year were very strong, however there was a weakening towards the end of the year. We predict this year to be solid, but not outstanding, as seems to be the general consensus throughout the industry.

We continue to try and provide the best leadership and opportunities to all our staff and consultants, and thank you for your hard work last year.



Kind regards,

Brian Gabriel and Ken Skrinis



## Trisha's Trivia

1. What Beatles single lasted longest on the charts, at 19 weeks?
2. What is the largest country in South America?
3. What movie earned Tom Hanks his third straight Oscar nomination in 1996?
4. Who was Henry VIII's first wife?
5. What continent is cut into two fairly equal halves by the Tropic of Capricorn?
6. Which volcano in Washington State erupted in 1980?

Trisha's Trivia Answers:  
 1. Hey Jude 2. Brazil 3. Apollo 13  
 4. Catherine of Aragon 5. Australia  
 6. Mount St. Helens

## Current Projects

- **Nirvana, Kirra Beach** – 15 stories of luxury beachfront apartments
- **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, Bilinga** – 6 Units on the beachfront
- **Marshall Lane, Southport** – Office building located behind Grande Pacific
- **Robina Community Performing Arts Centre** – Robina State School
- **H2O @ Varsity Lakes** – 44 Apartments plus 16 Villas

1: Artist's Impressions - Front View



## 239 Golden Four Drive, Bilinga

### 6 Beachfront Units

This project is a single basement, 3 level, 6 unit development at Bilinga on the beach front, and is currently progressing well.

The units are comparatively large and well appointed, and include a unique design allowing most rooms to have an ocean view, despite being a long narrow building.

The view itself has recently been dramatically improved by the decommissioning of the off shore drilling rig involved in the Tugun desalination plant.

The top level has been set aside as a bbq area for the common use of all occupants

This is a very tight site with overhead power lines preventing easy access.

## Contact Us

If you have a story you would like to contribute to the **Glenzeil Noticeboard** please email us at [noticeboard@glenzeil.com.au](mailto: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](mailto:mail@glenzeil.com.au)

[www.glenzeil.com.au](http://www.glenzeil.com.au)



2. Artist's Impressions - Beachside View

We have been very fortunate to have access to the neighbouring block for site set up, stockpiling and storage as can be seen in the aerial photo of the site (pictured below).



## A WORD FROM THE IT Department

### Saving or Closing Multiple Documents in MS Office Applications.

You can save multiple documents at a time. While holding Shift down, click on the File menu. The Save option would have changed to Save All.

Similarly you can also close all the open documents by holding Shift down and clicking on the File menu. The Close option would have changed to Close All.

3: H2O @ Varsity Lakes



## Aspect, Varsity Lakes

### Green Star Office Building



Recently completed the Aspect @ Varsity project is a three level, single basement office / commercial development for Varsity Lakes developer Delfin. The project was completed by Glenzeil on a Design and Construct basis.

At close to 4000m2 NLA the building is three levels of office space currently divided into seven tenancies, with the

ability to be altered to form 8 tenancies per level as required.

The project has been completed as a Green Star rated building, and is currently being assessed by the Australian Green Building Council with the goal of achieving a 4 star rating.

The Green Star rating process has been developed in order to facilitate the design and construction of buildings that are environmentally sustainable during the construction process, and throughout the building life cycle. The amenity of the building and the working environment are also a consideration in the process. The rating itself provides an instantly recognizable "Green" identity for the building and is currently being sought out by many clients, particularly for Government offices.

Considerations such as shading, double glazed and tinted windows allow for lowered air conditioning requirements. Bicycle parking, change

rooms, showers and lockers, proximity to public transport, small car spaces, etc all encourage workers to use alternative means of transport.

Internally materials that prevent the growth of mould, yet are manufactured using low Volatile Organic Compound components and glues all contribute to air quality, and along with widespread use of natural lighting and adequate task lighting all add to worker comfort and production.

The building also collects rainwater to be used to flush the toilets and water the garden.

The construction of the project went well, and despite challenging conditions early on, involving a below water table basement excavation in the traditionally wet month of January, was handed over to our Client Delfin well ahead of time, thanks mostly to the efforts of the site team, headed by John Hennings.

## Future Work & Our Direction

The estimating department, consisting of Allan Beecroft, Steve Blank, Oswald Tang, Anthony Ellwood, Marie Miller and Sandi Mulcahy, had a very busy year in 2008. We priced projects from Yamba in the South to Gympie in the North, and Toowoomba to the West.

The projects were varied and the problems faced, but we were successful in securing plenty of work.

This year will be just as diverse, and will include more institutional work, such as universities, schools, police stations, etc., as well as our core business of high rise residential and general commercial construction.

Based on our current workload, we remain optimistic and will be proactive in securing new work.

## H2O @ Varsity Lakes

The successful signing of 'H2O @ Varsity Lakes' is the result of 6 months of design & detailing with construction due to commence on 12th Jan.2009.

The development consists of 44 apartments over a single level basement & 16 villas with a lap & recreational pool & gym facilities.

Ben Skubris of Skand Developments said "I was impressed by the level of service & professionalism provided by Glenzeil during the design stage which helped value engineer the project for the benefit of all parties."

Construction is due to be completed in Feb/March 2010.



Pictured above Ben Skubris and Ken Skrinis signing the H2O @ Varsity Lakes contract on Tuesday 23rd December '08