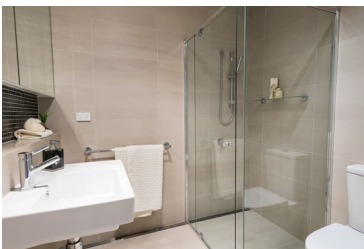


## PAST PROJECT : BAY PRIVATE DEVELOPMENT



### CLIENT

- > Private Developer

### LOCATION

- > Brighton, Victoria

### ARCHITECT

- > Terry Harper Architects

### VALUE

- > \$3.0m

### STATUS

- > Completed Jun 2014

### SUMMARY

- > Kubale Constructions successfully tendered to build a four level complex of residential apartments and amenities in the prestigious Melbourne suburb of Brighton.

Site works included a 700 square meter underground car park (x12) with additional storage space for residents. This comprised a CFA pile construction with shotcrete basement walls to support the three levels of suspended slabs above. Three apartments were built on the ground floor with three deluxe apartments above on the 1st and 2nd storeys connected with a lift.

Significant savings were available to our client with the use of imported kitchens made to specification and fitted by local tradesmen. Finishes throughout included solid timber flooring, tiled shower bases with frameless glass screens, two-pack joinery and square-set plastering. Coordinating the program with the imported kitchens was challenging, but ultimately the result was excellent and the projected savings realised.

The building covered over 90% of the site while the balance was finished in hard landscaping surfaces of tiling, paving and garden beds.

### CONSTRUCTION TECHNIQUES EMPLOYED

- > Large underground car park with shotcrete walls
- > Imported kitchens coordinated within the program for cost savings
- > Four level development with internal lift