

# CLAREMONT QUARTER - STAGE TWO

"This \$450 million project has been heralded as a truly integrated retail and residential development..."

DAVID JONES

# ANOTHER STORY OF SUCCESS

Claremont Quarter is a joint project by Hawaiian and Brookfield which entails the refurbishing and expansion redevelopment of the retail component that was formerly the Claremont Arcade site.

CLAREMONT QUARTER / HAWAIIAN & BROOKFIELD

Below The retail section of this grand Claremont Quarter redevelopment.



**Established in 1993, Hawaiian is a WA** based property group that owns and manages an Australia-wide commercial, retail and hospitality profile. With a wealth of industry experiences, Hawaiian specialises in property ownership, development and management. Hawaiian is the joint owner and manager of the Claremont Quarter development in Perth.

The other co-owner of Claremont Quarter is Brookfield - a global asset manager focused on property and infrastructure with US\$150 billion of assets under management. In the USA, Brookfield is the second largest owner of retail shopping malls and has more than 230 retail properties globally.

This \$450 million project has been heralded as a truly integrated retail and residential development that incorporates approximately 29,000m<sup>2</sup> of retail floor space and more than 140 retail stores. The development also features 1,460 car bays spread over five levels, a central town square, a dining precinct, 'The Lane' and 77 stylish residential apartments, consisting of a range of unique one, two and three bedroom apartments.

With an experienced team of 15 development, leasing, marketing and property management staff working on Claremont Quarter, Richard Kilbane, Hawaiian General Manager of Development and Commercial, said that despite facing a number of obstacles during their involvement, construction and the launch of Claremont Quarter, Stage Two, had been successful.

"As pricing of the project occurred during the height of the recent construction boom, this proved to be a challenge in maintaining the necessary financial outcomes," Mr Kilbane said.

"Furthermore, Claremont Quarter was constructed during the Global Economic Crisis which, to a minor extent, dampened the level of leasing enquiry.

"The project however, managed to overcome these issues and is in very good shape, with almost 100% of the tenancies being leased," he said.

Given the extensive size of the Claremont Quarter development, which also incorporated the revitalisation of a large component of the Claremont town, Hawaiian and Brookfield ensured there was a high degree of input from the Council and community during the development approval phase, particularly regarding the development fronts, St Quentin Avenue and Bay View Terrace.

Mr Kilbane said there were also numerous construction challenges on the project that needed to be addressed. "The majority of these were associated with disruption to the existing shopping centre operations, maintaining vehicle access through the town centre and taking into account the adjoining property owners," Mr Kilbane said.

"One example of this was Stage 2 of the project, which required the demolition of the existing and adjoining Claremont Arcade.

"However, given our commitment to this Project and the community, we endeavoured to ensure minimal disruption to the town centre and liaised closely with the surrounding property owners to achieve optimum satisfaction and positive working relationships," he said.

Congratulating Brookfield Multiplex as construction contractors on-site, Mr Kilbane commended their efforts to ensure the successful construction and timely delivery of the Claremont Quarter project.

"I am so impressed with how the Brookfield Multiplex team worked to manage a wide variety of issues that were presented on a regular basis," Mr Kilbane said.

"The staged nature of this development meant that detailed planning was required in terms of access, programming and fit-outs and as a result, the implementation by the construction team has been fantastic.

**Below** The high level of construction is reflected both in and outside of the precinct.

**Below** WA's largest, independent building surveying company made sure everything was in place for a successful project.



"It has been an outstanding job and we are completely satisfied with our choice of builder and the performance of on-site staff."

With another successful project to add to their already extensive portfolio, it is without a doubt that Hawaiian and Brookfield will continue to be leaders in the building, construction and property development industry.

**For more information contact Hawaiian,** Ground Floor, 235 St Georges Terrace Perth WA 6000, phone 08 9426 8888, fax 08 9322 4303. Email: enquiries@hawaiian.com.au, website: www.hawaiian.com.au.

**For more information contact Brookfield,** Level 22, 135 King Street Sydney NSW 2001, phone 02 9322 2000. Email: information@au.brookfield.com, website: www.au.brookfield.com.



**JMG is Western Australia's largest, independent building surveying consultancy,** with 8 full time building surveyors and 4 administrative personnel, that specialises in commercial and industrial building assessments. Carrying out a range of design compliance audits on commercial building projects, JMG ensures optimum design outcomes and client satisfaction. Catering for a wide range of architects, builders, State and Commonwealth agencies, as well as property developers, JMG not only assists projects with acquiring local government building approval processes, but also reviews accessibility design issues, in adherence with the Disability Discrimination Act.

Given their expertise, JMG have been providing their compliance and strategy solutions for the Claremont Quarter shopping centre project. When complete, the \$340 million residences will comprise of 77 luxury apartments and penthouses, as well as a range of cosmopolitan restaurants and specialty shops.

Commencing their involvement in 2006, JMG have been responsible for the early design stages in order to develop an effective design compliance strategy. With a dedicated team of seven building surveyors, JMG, in conjunction with the Town of Claremont and FESA, has continued to review any on-site compliance issues as they arise. In addition, JMG have attended regular design and construction meetings throughout the

re-development process, as well as fulfilling the compliance certification requirements for the developer, Brookfields, at the completion stage of each phase.

Director of JMG, John Massey, said that throughout their involvement on the Claremont Quarter project, the initial design had included a number of BCA non-compliance issues that had required alternative solutions. "The most challenging part of the project was the number of design changes required for the retail spaces. The major issues were the retail floor areas were oversize and travel distances were in excess of DTS provisions," Mr Massey said.

Despite these obstacles, JMG were able to resolve these issues by regularly consulting Hawaiian, Brookfields and Christou Architects. Furthermore, their rapid response to these problems and the provision of alternative solutions, meant access and project design obstacles were effectively managed. "Working alongside and closely collaborating with the developers has allowed for the smooth-running delivery of this exciting multi-residential project," Mr Massey said.

**For more information contact JMG Building Surveyors,** 1/85 The Promenade Mount Pleasant WA 6153, phone 08 9316 2508, fax 08 9316 0304. Email: jmgpl@bigpond.net.au, website: www.jmgbuildingsurveyors.com.



## Claremont Quarter

A quantum shift in design for urban growth.

A wealth of fresh design concepts were revealed to an eager audience at the launch of the Claremont Quarter urban village in February.

As lead architect on the project, CHRISTOU Design Group used skill and commitment to establish core design principles specific to a high quality urban development, creating a new model for a major multi-use project within an established town centre environment.

The challenge presented on this Hawaiian/Brookfield Multiplex Joint Venture was to create a multi-use project on a majestic scale, occupying 26,000m<sup>2</sup> of land in the heart of the established suburban village fabric of Claremont.

Claremont has long been the favourite destination of Perth's high earners and it is a highly successful location for Perth's top fashion boutiques and dining and entertainment venues.

CHRISTOU Design Group worked in conjunction with Multiplex Living and Hassell on the design.

An external village square has been provided within the precinct. This creates a central hub for the precinct, a natural meeting place in the heart of Claremont, and a location for civic functions and events.

The precinct incorporates a lively external mall – 'The Lane' – an entertainment and dining hotspot with restaurants, cafés and a bar. This feature extends the life of the precinct well beyond normal centre hours.

Turning the mall inside-out has proved a valuable design feature. Shop façades have been integrated into the village environment with varied frontages that bring vibrancy to the street, retaining the traditional diversity and ambience of village life.

The internal mall spaces have been conceived as a secondary streetscape. Materials, scale and a bright, airy openness ensure the space is contiguous with life on the street. A skylight

the full length of the city block floods the area with natural light and maintains the openness of street side retail along the two floors of the inner space of the mall.

The development incorporates 79 exclusive residential apartments on four levels. These residential areas are set well back from the street so they are masked from view, allowing the scale of the shopping centre podium to define the Claremont streetscape.

The apartments are individually designed to overlook the poolside gardens and distance views, and enjoy a detached serenity from the busy life below.

The centre incorporates car bays for over 1400 visitor vehicles on five levels while maintaining an attractive appearance on all street frontages.

In the past, Claremont was a jigsaw of points of interest scattered through the village centre. Claremont Quarter has delivered cohesion, fusing the new with its surrounds and providing a focal point for all aspects of village life.

The Quarter is an exciting place to live and work. It has achieved far more than creating a precinct in the image of the former Claremont village: it has substantially extended it and raised the bar multiple notches.

The shopping and entertainment precinct has stitched seamlessly into the fabric of Claremont. Its appeal has attracted a dazzling range of new stores, including many icons of the fashion world and famous names in the food and lifestyle areas. Major Coles and David Jones stores within the Quarter are key drawcards.

The Quarter is now the defining feature within Claremont's busy village hub. The injection of new

interest has taken visitor numbers to Claremont village to new highs.

The design approach is understated and simple, with materials and textures providing a tasteful backdrop to the life of the Quarter.

Seamless integration and enhancement of the village through new external elements, such as the lane and village square, demonstrate a new development model for a contemporary city in a connected 21st century world.

Claremont Quarter represents a quantum shift in design for urban growth and development and is to be commended for its architectural excellence.

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Below With an extensive range of cranes and access equipment it was only logical to use BOOM Logistics for access and lifting solutions.

Below Dorma supplied and installed a variety of doors on the Claremont Quarter project.



**BOOM Logistics is Australia's leading supplier of lifting solutions** for the Australian building and construction industry. With 54 depots across Australia, as well as a 24 hour, seven-day-week service, BOOM Logistics are able to provide a range of specialised and unique equipment to a variety of resource and construction sites including mines, infrastructure projects, roads and freeways, maintenance, high-rise and residential projects.

Given their extensive range of cranes and access equipment available for hire, BOOM Logistics have also been involved on the Claremont Quarter Project development in Western Australia.

Situated on Perth's Swan River foreshore, the \$340 million Claremont Quarter Project will incorporate a range of 77 luxury apartments and penthouses, as well as a range of cosmopolitan restaurants and specialty shops. When complete, the residences will offer a choice of one, two or three bedroom and penthouse apartments, and will incorporate versatile floor spaces, elegant finishes and stylish finishes.

As part of their involvement, BOOM Logistics provided mobile crane hire as well as travel towers, Elevated Work Platforms and scissor lifts. South West Regional Manager for BOOM Logistics, Glen Svilicich, said

that as of his team of engineering specialists involved on the Claremont Quarter development, they were able to provide cost effective and time efficient solutions for the client.

"Given the fact we used our state of the art equipment and prioritised the delivery of safe lifting solutions whilst working on the Claremont Quarter Project, BOOM's experienced engineering specialists and professional team were able to avoid any potential obstacles or challenges," Mr Svilicich said.

"As a result, we have been able to deliver cost effective and outstanding project outcomes for the client, ensuring our Project responsibilities were delivered within the tight schedule deadlines," he said.

Able to provide total lifting and access equipment, heavy haulage and rigging services, it is only logical BOOM Logistics will remain the leader in the provision of lifting solutions for the Australian building and construction industry.

**For more information contact BOOM Logistics**, 96 Poole Street Welshpool WA 6106, contact: Glen Svilicich, phone 08 9356 0900, mobile 0403 059 719, [www.boomlogistics.com.au](http://www.boomlogistics.com.au).

**Founded in 1908, DORMA is a global, family-owned company that** specialises in the supply, installation and service of all types of automatic door solutions, including sliding, swing and revolving door operators. With a professional team of more than 350 Australian employees and with more than 100 years of tradition behind them, DORMA is undoubtedly an industry leader in the provision of door controls, movable walls, glass fittings and accessories.

Given their plethora of experience and range of quality products, DORMA were also responsible for the supply and commission of all model DORMA automatic door-operator doors on the prestigious Claremont Quarter development.

"Whilst working on the Claremont Quarter development, we supplied and installed a variety of doors, including DORMA automatic swing, slide, Bi-Part and Bi-Part Bi-Slide doors," said Nicholas Flinos, Product Marketing and National Sales Manager from DORMA.

"We also used DORMA ED 200 for all of Claremont Quarter's car park entries, DORMA EL301 Bi-Part, Bi-Slide doors for all of the main entries, and DORMA HD4, with a privacy control feature, for all of the toilets," he said.

Despite facing a number of challenges while carrying out their responsibilities on the Claremont Quarter development, Mr Flinos said that DORMA's experienced team of technicians were able to overcome these. "As there was no car-parking facilities onsite, it was essential to plan in advance in order to minimise time wasted walking to and from the site," Mr Flinos said.

"In addition, to ensure the Claremont Quarter project was completed within the tight time and budget requirements, DORMA's team of experts, at times, endured cramped, dark and very busy conditions.

"However, as a result of our commitment to the project, we were able to supply quality products and deliver optimum results to the client, ensuring the project's overall success," he said.

Considering their significant global presence and outstanding reputation within the door technology product and systems industry, DORMA will continue to remain a world market leader in door controls and automatic door systems.

**For more information contact DORMA Automatics Pty Ltd**, 52 Abbott Road Hallam VIC 3803, phone 03 9796 4111, fax 03 9796 3767. Email: [infoautomatics@dorma.com](mailto:infoautomatics@dorma.com), website: [www.dorma.com.au](http://www.dorma.com.au).

Below Mandurah Packaging had the right products, fleet and services to supply consumables and packaging solutions for this large project.



Below Designlinc'd had the cutting edge database system and expertise for the retail design management of Claremont Quarter.

Below Total Digital Solutions are ready to handle all your construction document processing needs quickly and efficiently.



Western Australia is Cleaner and Greener with Mandurah Packaging and Chemform. Mandurah Packaging, an elite distributor for Chemform, services and supplies construction companies throughout Western Australia with cleaning products, disposable packaging, toiletries, food products and canteen packaging.

Through the partnership with Chemform, a leading West Australian owned and operating chemical manufacturer, Mandurah Packaging are introducing the new CHEMFORM GREEN range of products, which offer both quality and eco-friendly performance and results.

To compliment this range, Chemform has also been awarded a Green Stamp, an accreditation program supported by the Department of Environment and Conservation. Furthermore, their standards exceed those required for the Green Stamp, as their number one priority remains to be the people, the environment and the future.

Being based in Western Australia also allows for lower travel costs and less transport-based pollution. This incorporation of carbon offsetting operations and the introduction of greener products is an additional way Chemform will become the providers of choice to the industries they service.

With a fleet of five trucks, a dedicated team and over 3,000 lines of products, Mandurah Packaging, services the metropolitan, the northern and eastern suburbs and as far south as Dwellingup, Waroona and Lake Clifton and is able meet all your company needs.

Mandurah Packaging offers companies a range of products including cleaning chemicals and equipment, food packaging, including disposable cups, dispensers and containers, bulk food products, such as tea, coffee, sugar, water, cordial, cooking oil, dry goods, cling wrap, alfoil, packaging for canteens, safety equipment including eye wear, masks, gloves and sunscreen.

In fact, as a testament to the success of their product, Mandurah Packaging and Chemform would like to offer construction companies who mention this article, free samples of the new CHEMFORM GREEN range, as well as the use of free on-loan dispensing systems.

For more information contact **Rory O'Brien** (mobile 0408 149 537) or the sales team at **Mandurah Packaging, Shop**; 101 Pinjarra Road Mandurah WA 6210. **Warehouse**; 10 Boundary Road Mandurah WA 6210, phone 08 9535 3311, fax 08 9581 1703. Email: sales@manpack.com.au, website: www.manpack.com.au.

Specialising in Retail Design Management, new tenancy co-ordination and design review, Designlinc'd is able to provide solutions for a number of retail projects, regardless of their size. Responsible for the onsite Retail Design Management of the Stage 2 tenancies, Designlinc'd has been using their extensive and specialised database system to effectively monitor and track the Project's progression.

Able to efficiently track individual Retailers, Designers and Shop fitters working on the Claremont Quarter Project, Designlinc'd has also been able to monitor the tenancies, programming and any additional related costings across all aspects of the re-development in Stage 1. Despite reduced retailer confidence in 2008 and tighter budget restrictions on the fit-outs, Designlinc'd were still able to alleviate any significant fit-out delays during Stage 1 of the development.

Given their cutting-edge database system and industry expertise, it is no surprise that Designlinc'd will continue to remain at the forefront of the Retail Design Management industry.

For more information contact **Designlinc'd**, 19/40 St Quentins Avenue Claremont 6010 WA, phone 08 9385 5223, mobile 0414 502 434. Email: info@designlincd.com.au, website: www.designlincd.com.au.

For more than 12 years, Total Digital Solutions have been providing cutting-edge printing services, such as documents, plans and specifications, to a range of sectors across Australia. Given their wealth of industry expertise and professionalism, Total Digital Solutions have also been providing their printing services solutions for the Claremont Quarter shopping centre project. Alan Holding, Director of Total Digital Solutions, said that during their involvement, their major responsibility was to improve and ease the decision making process in regards to any drawing plan adjustments.

"To ensure minimum hassle for the client and other project contractors, we provided a large format printer onsite, which was able to immediately print any required drawings, as well as any subsequent changes that were often made to them," Mr Holding said.

With their broad range of experience, Total Digital Solutions were able to ensure all the necessary printing requirements for the Claremont Quarter were dealt with efficiently and effectively, ensuring optimum results and complete client satisfaction.

For more information contact **Total Digital Solutions**, 98 Burswood Road Burswood WA 6100, contact: Alan Holding, phone 08 9470 1300, fax 08 9472 1031. Email: alan@totaldigital.com.au, website: www.totaldigital.com.au.