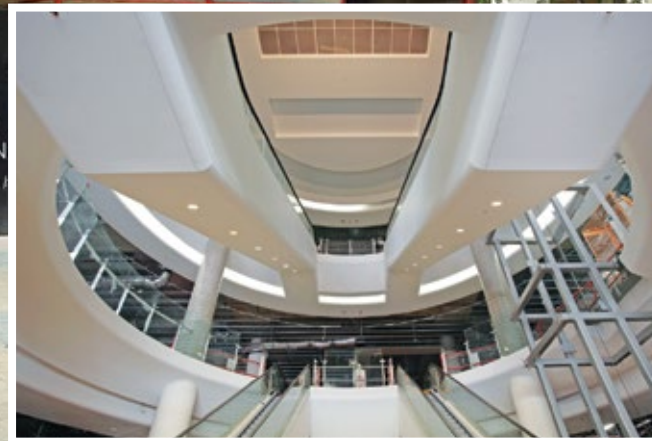
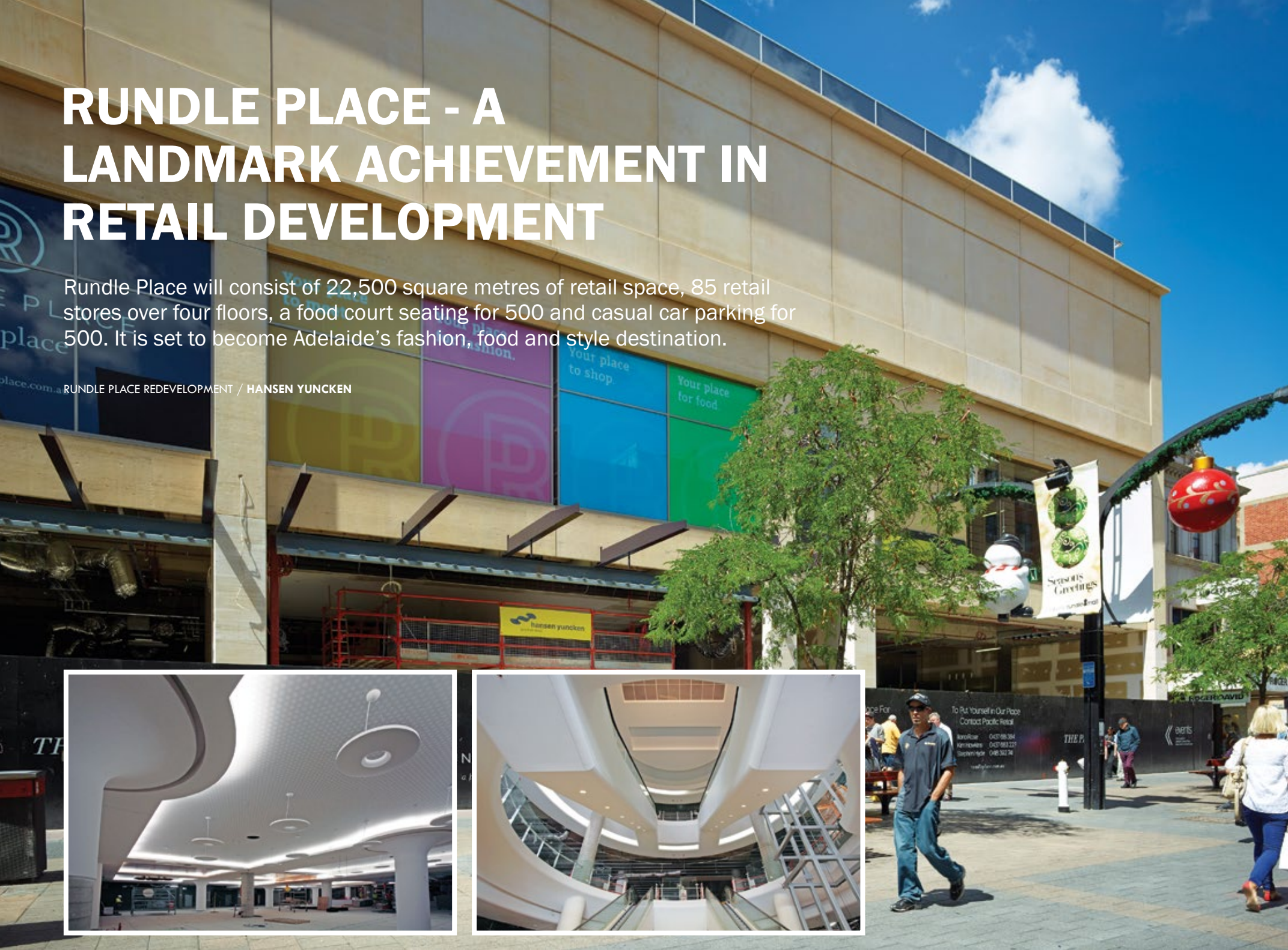


RUNDLE PLACE - A LANDMARK ACHIEVEMENT IN RETAIL DEVELOPMENT

Rundle Place will consist of 22,500 square metres of retail space, 85 retail stores over four floors, a food court seating for 500 and casual car parking for 500. It is set to become Adelaide's fashion, food and style destination.

RUNDLE PLACE REDEVELOPMENT / HANSEN YUNCKEN



The Pacific Group's Rundle Place Retail Development is a landmark project, set to become Adelaide's fashion, food and style destination. Designed by The Buchan Group (Australia) and RTKL (International), the completed retail project will consist of 22,500 square metres of retail space, 85 retail stores over four floors, a food court seating for 500 and casual car parking for 500.

For the Hansen Yuncken team, this project has involved many technical challenges. The site is a 7,200-square-metre footprint in the city centre bound by Rundle Mall to the north and by narrow laneways to the east and west. The new development occupies the former

Harris Scarfe building site where the store traded for nearly 100 years.

The project involved the demolition of the old Harris Scarfe building and various other shops. A unique demolition methodology, to mitigate damage to adjacent buildings, included treatment of six existing wells ranging from five to 35 metres deep and the removal of approximately 2500 tonnes of contaminated soil. Following demolition, a basement retention system was installed prior to any construction works commencing.

Adjoining the Rundle Place Retail Centre is Adelaide's newest generation land mark

office tower, 80 Grenfell Street being developed by EPC Pacific. Hansen Yuncken are also constructing the tower concurrently with the retail centre with teams specialising in each component of the project. The new 24,000 sq m building (set for completion in October 2013) will be the home of Bendigo and Adelaide Bank and will comprise new generation workspace accommodation that boasts spectacular vistas and natural light with the lowest office level situated 20 m approximately above ground. Hansen Yuncken has been awarded the contract for both the base build and office fitout. A complex construction methodology and staging of the project was required to accommodate the

construction of the office tower simultaneously to the construction of the retail development.

Handling materials with three tower cranes as well as access for deliveries only from Grenfell Street, created a major issue for the project. To overcome this restriction, the Hansen Yuncken team formulated procedures and processes to book all loads with a minimal of 24 hours notice. This was adhered to throughout the project, as allocating crane time became a reward to each trade that could not be jeopardised or disrespected.

The two Hansen Yuncken teams, comprising approximately 30 staff in total, worked

collaboratively to coordinate the two builds, maintaining tight construction programs and dealing with conflicting conditions. The team redesigned the suspended slabs to allow for heavy loading zones within the retail building to facilitate the construction of the office tower. They also adopted a different approach to the use of cranes to allow early commencement of work on the office tower.

Key features of the retail development include state-of-the-art skylights allowing daylight to flood into all levels, a glazed transparent facade and two open atriums incorporating the escalators and glass lift within one of the atriums. The project team and the client's representatives are quite proud of the achievements to date on this demanding project, especially when considering the location of the build. The entire team is looking forward to the centre's opening in March and the office tower

completion in October to justifiably celebrate their significant achievements.

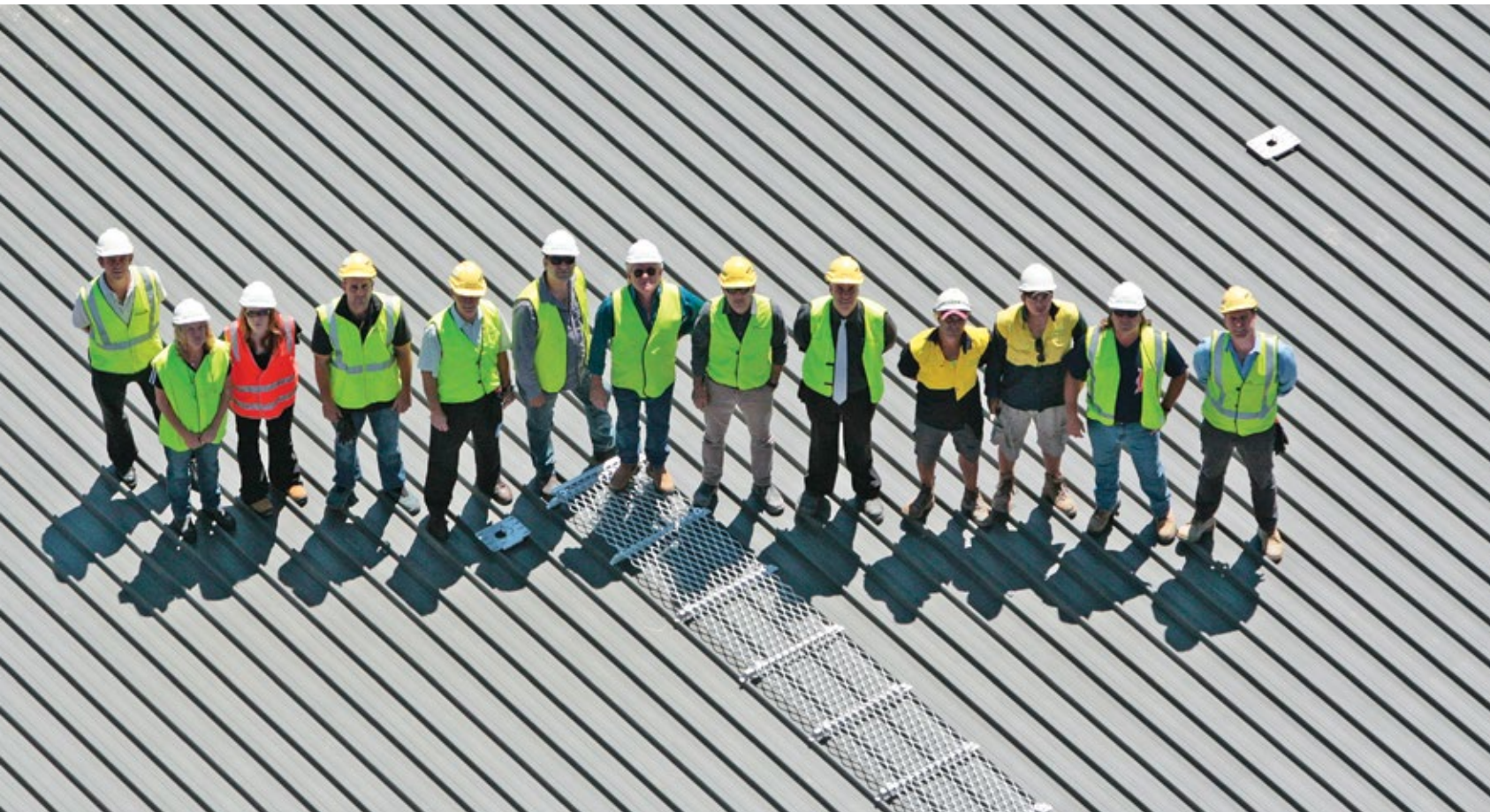
Construction of the retail project commenced in April 2011 and is scheduled to be completed in March 2013.

For over 95 years, Hansen Yuncken has been delivering major commercial and institutional buildings – some 4500 projects in all. The company directly employs 680 staff and has an annual turnover which consistently exceeds \$1 billion. Hansen Yuncken's philosophy is one of fair dealing, high quality client service and building value.

For more information contact Hansen Yuncken, Level 1, 191 Fullarton Road, Dulwich SA 5065, phone 08 8229 7300, email: adelaide@hansenyuncken.com.au, website: www.hansenyuncken.com.au



Below The Alien Roofing team provided concealed fixed roof deck for the Rundle Place Redevelopment.



COMMERCIAL ROOFING SOLUTIONS THAT ARE OUT OF THIS WORLD

Specialising in commercial and industrial roofing as well as cladding solutions, Alien Roofing have been providing their expertise and professional services to the construction industry for more than two decades.

Established 23 years ago by Craig Marshall (who has more than 40 years working in the roofing industry) he was joined in the early days by his son Dion, where the company began to take on larger projects.

Today the family-owned and operated Alien Roofing, which is headed by director Trudy Marshall, has a workforce of 25 employees and continues to work on larger construction projects, including Rundle Place.

“For the Rundle Place project we had to lay a concealed fixed roof deck. However the location of the site, being in the middle of the city, was one of the initial challenges we had to resolve,” general manager of Alien Roofing Paul Hopkins explains.

“There was restricted access to the site, which meant we weren’t able to use a mobile mill on location to roll out the roofing sheet, as this would have required closing Grenfell Street and half of the Rundle Mall.” To overcome this hurdle, Alien Roofing used the Stramit Farlap® roof lap joint system, which provides a combination of a strong joint and weather-resisting seal between lapped sheets of Stramit Speed Deck Ultra® concealed fixed decking.

“By using Stramit’s FarLap® system, we were able to manufacture smaller roofing sheets offsite and using the loading dock of Hansen Yuncken, were able to install the roofing,” Paul adds.

From central city locations through to remote areas, Alien Roofing has provided their roofing and cladding expertise at a range of locations across Australia.

“We’ve just finished works to the Alice Springs Hospital, and alongside that project, we also completed works at the Sails in the Desert Conference Centre at Ayers Rock,” Paul says.

“We sent a team up to Alice Springs and Ayers Rock, including site supervisors and half a

dozen workers to complete the projects. All the materials were pre-rolled in Adelaide and then sent on road trains to the locations.”

Alien Roofing was also involved in the complete building envelope package for the Ceduna District Hospital, which equated to 8,000 square metres of composite roofing and walling.

Paul adds that the company is also nationally fully compliant and every person who works with Alien Roofing is the company’s own employees. No subcontractors are used, enabling comprehensive management of their workforce.

Working within the Alien Roofing management team is Trudy and Craig’s daughter Amy Skewes, who is the company’s Human Resources manager. Amy works alongside her husband Ben, who is one of Alien Roofing’s leading supervisors and is overseeing the Rundle Place project.

Furthermore, the company’s Quality, Health, Safety and Environmental Management System has been certified by Total Quality Certification Services International (TQCSI). Alien Roofing is also a Pre-qualified Category 3 Roofing Contractor with the South Australian Government’s Department of Planning, Transport and Infrastructure.

“We are also accredited installers for a number of suppliers, including Stramit, BlueScope Lysaght, Revolution Roofing, Bondor, Kingspan, VMZINC and Danpalon, and are distributors in South Australia for SolarSpan by Bondor,” Paul adds.

Alien Roofing has quite a few major projects on the horizon, including the redevelopment of TAFE SA’s Regency campus in Adelaide.

“This is another quality project that we’ll be completing with Hansen Yuncken,” Paul explains.

“Parts of this project will require ultra-long spans with minimal support for some large undercover areas, so to achieve this we’ll be using a speciality product from Fielders called Aramax.”

With the ability to travel anywhere in Australia and a fully equipped and expert team at hand, make sure you give Alien Roofing a call on (08) 8347 0935 to discuss roofing and cladding solutions for your project.

For more information contact Alien Roofing Contractors, 473 Grand Junction Road Wingfield SA 5013, phone 08 8347 0935, email: alien@bigpond.net.au

ALIEN

Roofing Contractors

473 Grand Junction Road Wingfield
Phone 8347 0935