

RESIDENCE **NEWS**

## Durack Centre 2 Complete!

Diploma's recently completed project, Durack Centre 2, is a five-level commercial building. The building was a design and construct joint venture project between Diploma Construction and Stockland, and is the first in Western Australia to achieve a Five Star NABARS Rating and a Six Star Greenstar Rating.

Durack's innovative design elements include a fully automated louvre system (controlled in conjunction with the mechanical system) that spans the western façade to provide sunshading and reduce solar heat gain.

Durack is one of the first projects in Western Australia to use chilled beam heating and cooling. The best way to describe this innovation is that it controls the temperature to a

point where it's like having your own personalised air conditioning system. As well as the energy efficiencies, the combination of the louvre system and the chilled beam heating and cooling provides a controlled climate for maximum comfort.

A further advancement for energy efficiency is the fully automatic and programmable lighting system, which works off motion sensors and

pre-programmed switching times. For example, lights are automatically switched on by motion sensors when an area is in use.

Another green feature of Durack is the Grey Water Plant. It recycles water by taking waste water from basins and showers to be cleaned and redistributed for use in the flushing of toilets.



## Development & Sales Update

### Sky Apartments

**148 Adelaide Terrace  
East Perth**

**Architect:**

Lawrence Scanlan

**Total Levels:** 21

**Total Apartments:** 117

**Apartments per Level:** 7 on typical layout

**Total Lifts:** 2

**Retail/Commercial:** 2

**Settlement:**

October / November 2009

**Diploma's Sky Apartment building is progressing toward completion. The twenty one storey residential building is situated at the eastern end of Perth's CBD.**

Construction at Sky is making headway, with the main structure complete, the focus is to finish the plant room on Levels 23 – 24 by the end of the month. The Construction team plan to complete the internal fit-out to Level 10 by the end of May 2009.

Located on Level 4 are luxury leisure facilities that include an outdoor swimming pool with spa, a gymnasium and outdoor terrace area with barbeque.

Over and above Sky's luxury facilities a half court tennis court provides for a greater choice in leisure activities.



## Development & Sales Update

### Rise Apartments

**155 Adelaide Terrace  
East Perth**

**Architect:**

Lawrence Scanlan

**Total Levels:** 25

**Total Apartments:** 72

**Apartments per Level:** 4/5 on typical layout

**Total Lifts:** 2

**Retail / Commercial:** 1

**Settlement:**

December / January 2009

**Rise Apartments building is taking shape as construction nears completion.**

The building features twenty five levels with 72 apartments and a commercial / retail tenancy fronting Adelaide Terrace.

Diploma's Sky Apartments is a close neighbour situated across the street.

Diploma Construction has made great progress by pouring the floor slab to Level 25 in April 2009. Now the team is focused on works to the core structure and plant room.

Internal works to the apartments will be fully completed up to Level 7 by the end of this month.

These works involve painting, cabinetry, tiling and installation of air-conditioning. Once complete, the Diploma Construction team will work their way up the building by completing the final touches to one floor level each week.

The sporting and leisure facilities are located on Level 6. Residents will be able to enjoy a multitude of activities including swimming in the pool, taking a workout at the gymnasium or relaxing in the spa. Rise also offers a sundeck and barbeque area for cooking up a storm whilst entertaining family and friends.





## Development & Sales Update

### Zenith City Centro

101 Murray Street  
East Perth

|                       |                     |
|-----------------------|---------------------|
| Architect:            | Design Inc          |
| Total Levels:         | 24                  |
| Total Apartments:     | 126                 |
| Apartments per Level: | 7 on typical layout |
| Retail/Commercial:    | 2                   |



Zenith City Centro is located in the heart of the city's shopping precinct and only minutes from the CBD.

Zenith will have 126 apartments over twenty four levels. Zenith's automated car stacker is truly unique simply due to the number of cars it accommodates with no other residential building in Perth boasting a car stacker of such scale.

On 29 April 2009, Diploma's construction team poured 1,200m<sup>3</sup> of concrete to the Basement Raft, which completed ground works to the buildings foundation. This major

milestone involved continuously pouring concrete for over 15 hours.

The Construction team is looking forward to the next milestone in May 2009, which involves pouring the Ground Floor Level. This will be followed by Level 2 estimated for the end of June 2009.

Diploma will use the Tunnel Form method as used in Rise and Sky to construct the building tower. The Tunnel Form method rapidly improves cycle times making this the fastest and most cost effective method of construction available.

## Activities in Perth

### Family Fun with Food

During the July 2009 School Holiday period, Awesome Arts in partnership with the State Library of WA is holding a free 'FEAST' Food Art workshop for young people aged 6 – 16 years. Food artist Bridget Waters will work with the bright young things of Perth to create fascinating culinary creations to challenge and provoke all five senses.

Please note bookings are essential, for more information call Lauren at Awesome Arts on 9485 0560.

## Keeping in Touch

Throughout the rest of the year we will continue to keep you updated on the progress of building construction. In the up and coming months to completion, Diploma Properties Customer Relations will provide detailed information to assist in preparation for settlement. Our door is always open, should you wish to speak to us directly in person, via the telephone or email.

Zara Newman - Customer Relations: +618 9475 3567

- Sky: skyresidents@diploma.com.au
- Rise: riseresidents@diploma.com.au
- Zenith: zenithresidents@diploma.com.au

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# Resident's Event



## Sky & Rise Resident's Event

Diploma Properties held "An Introduction to Diploma" for Rise & Sky residents on Wednesday, 29 April 2009 at the PICA Bar in Perth. The evening was a great success with 48 residents in attendance.

Armando Rossi, General Manager of Diploma Properties, introduced residents to Diploma Properties and the team of people working to develop their building while welcoming them to the Diploma family.

The evening centred on the collaboration of Diploma Properties and Awesome Arts. Jenny Simpson,

General Manager of Awesome, introduced the relationship between the two companies and our intention to develop a sense of community in the Rise and Sky Developments.

Awesome and their team of artists have been engaged to work with Sky and Rise residents in creating artwork to be featured in their respective developments. Roly Skender, an audio visual artist, spoke to residents on the evening about having an input into their development through art. Roly will be working with Rise and Sky residents to produce a projection that will be featured in the respective developments.

Residents enjoyed refreshments by Bridget Waters from Ripe Art who created a culinary centrepiece for the evening that symbolised high rise inner city living. While enjoying refreshments, residents were encouraged to discuss any questions and queries with the Development Team.

The evening provided an excellent opportunity for residents to become familiar with their neighbours and the Diploma team.

We thank all those who attended and look forward to the next stage of the process with Awesome and Roly.

## In and Around Town...

Infinity Café (across from Sky) opened in November 2008 and is family owned and operated. The word on the street from our Diploma team is that Infinity offers great food, a chic atmosphere and value for money.

Infinity is open for breakfast and lunch daily from 7am to 5pm and extended trading on Friday's until 10pm.

For those who believe breakfast is the most important meal of the day we recommend the Infinity Breakfast of eggs, bacon, sausages with grilled tomato and mushroom for \$12.50. There is a good selection of main meals including beef, chicken and seafood dishes. But our favourite is the \$14.50 pasta - we keep going back for more!

They have an extensive coffee selection on the menu. Other refreshments include ice drinks, juices and Italian soft drinks. The Café is BYO with a cost of \$3 corkage per bottle. There is also free wireless internet access available.

Infinity is located at 111/131 Adelaide Terrace Perth. Bon appetite!

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