



# ELEMENT - The Quarter

## Construction Update

September 2022





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**At ELEMENT - The Quarter, work has been progressing nicely and a number of tasks have reached completion, including the upper suspended steel floor structure and fire coating to the steel framework.**

Tasks making progress include the ground floor slab and underground drainage. In terms of internal fit out, 1st fix electrical is 80% progressed with good progress being made to plaster finishes on walls and ceilings.

### Summary of Works Progressed

- Steel frame structure is complete
- Retaining walls and concrete beam foundations are now 80% complete
- Underground drainage is 98% progressed and approaching completion
- Construction of the ground floor slab is now 55% complete
- Upper suspended steel floor structure is 100% complete
- Fire coating to the steel framework is also complete
- Structural framework forming the external walls is 93% progressed
- Scaffolding and mast climber access has achieved 98% progression so far
- Development to the flat roof covering including balconies is 87% complete
- Weatherboarding is 87% complete
- External windows, doors and curtain walling are 78% progressed
- External wall insulation and render is 65% progressed
- The Mansafe system is 60% complete
- Core drilling services and above ground drainage are complete
- Partition walls installation is ongoing
- Apartment ceiling installation has reached the halfway mark
- Plaster finishes to walls and ceilings are 30% progressed
- 1st fix electrical is 80% progressed with plumbing and heating not far behind
- 2nd fix works are in progress
- Kitchen units and appliances have been 15% installed so far
- Doorframes, skirting and architrave are all underway
- Bathroom sanitary fittings are 44% complete
- Wall and floor tiling have commenced
- Carpet and floor finishes are 18% complete
- Doors and ironmongery are 14% progressed thus far
- Decorations have been making progress



Walker Street - Site view



Brunswick Road - Site view









Residential Wing - Mast climbers installed to inner courtyard elevation



Commercial Block - SFS, weatherboard and windows





Commercial Block - Ground infill and site levelling



Student Wing - Kitchen units on-going



Student wing - Joinery and internal decorations



Student wing - Internal finishes and decorations





Residential Wing - Studio walls & ceilings being skimmed



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