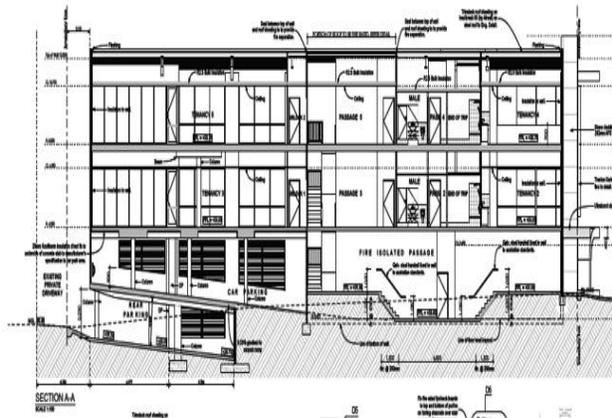


Commercial office

Complex Railway Parade,

Completion Dec 2013

Contract Value \$4.5million



This is a design and construct contract to develop an office complex which is required to fulfil the commercial rigours of the client. The consultation with the client to understand the requirements of the new building have been handled in such a way as to balance the needs of the tenants and the clients within the acceptable limits of the council.

This has required detailed negotiations between all parties to reach an equitable outcome for all stakeholders. The ability to take all viewpoints/ requirements and incorporate them within the construction at the same time retaining the true commercial viability of the development is testament to the MG Group's ability as a commercial construction company to achieve a desired solution within all parameters set.

Designing to a site width of only 15 metres, made the internal layout and parking configuration challenging. The outcome was a modern and energy efficient building which captured striking city views with an adequate amount of car bays for its tenants.

MG Group recognises the difficulties that inner city construction brings with it; we have the management and procedures to address this. We implement policies pertaining to this site; environmental policies (noise, dust, vibrations, recycling etc), traffic management and site logistics, OH&S procedures, safe work method statements and quality assessments. The outcome is a very organised and high quality of build.

The complex is a 3 story office building with ground floor cafe and under croft parking facilities totaling over 1100m² of lettable office space. The building has been designed to specific budgetary requirements reflected in the contract value. This represents a watershed for The MG Group as a commercial construction company allowing the company to expand into commercial construction as head contractor on a scale previously not undertaken. The confidence shown by the client in the company's ability to undertake the work pays testament to the capability of The MG Group as a commercial contractor.