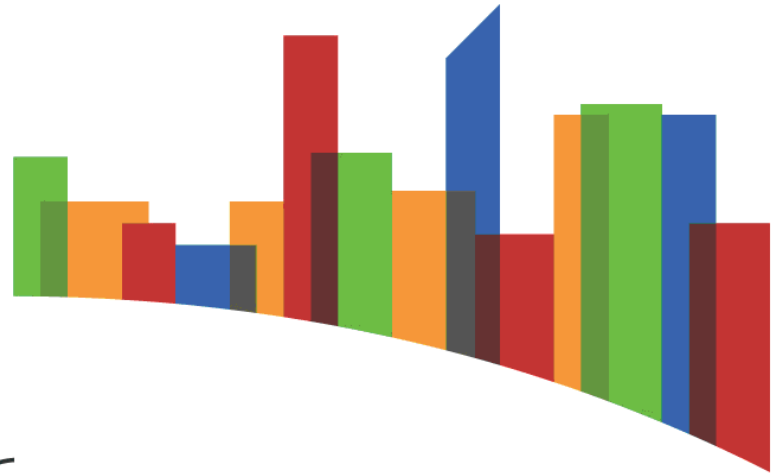




STUDY TOUR D

Marina
Developments



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PEET



FACT SHEET – Oceanique

8 March 2012

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Marina Developments



Location

Located in Port Bouvard in the City of Mandurah.

Overview

Oceanique is a luxurious 66 apartment 8 storey residential development, on 7600m² of land area located on the edge of the Indian Ocean.

A choice of floor plans and configurations is available, from two bedroom two bathroom apartments, up to luxury 4 bedroom penthouses on the top floor.

Oceanique promotes the highest standard of internal finishes, using the highest quality fittings throughout, internationally renowned appliances and luxury sanitary wares. All kitchens and bathrooms are by one of Western Australia's leading designers.

The design of the building ensures most living spaces are column-free and high level ceilings add to the sense of expansiveness within the apartments and enhance the outstanding views to the east and west.

Large and generous balconies have been provided to both sides of the apartments to achieve wind protected outdoor spaces to suit all conditions and achieves natural light from sunrise through to sunset.

All apartments are provided with direct lift access. There are no shared lift lobbies—all ground floor entrance lobbies are individual, private and secured. All garages in the secured underground car park have private lift access direct from the garage into residents' own apartment entry or living room.

Price Range

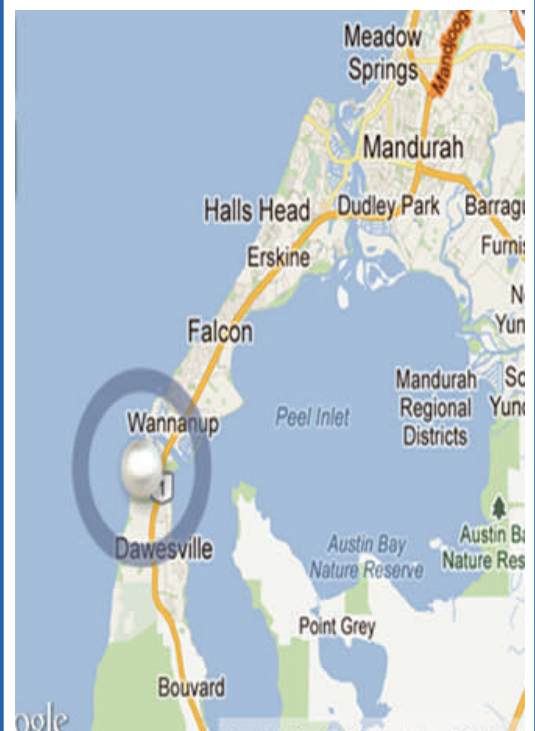
\$950,000 to \$4,200,000

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Location	:	Mandurah is located 72kms south of Perth. The marina is located at the entrance to the Mandurah Estuary.
Total size	:	62ha
Scope of development	:	Two stages with lot sizes ranging between 200sqm and 2 hectares. The North Harbour comprises 60 mixed use (residential and tourist) and two tourist use lots. The South Harbour comprises 137 mixed use (residential and tourist) and two tourist use lots.
Awards	:	Winner of 15 awards for planning and design – including two international awards in 2011.

Mandurah Ocean Marina, a 62-hectare development 500 metres from the Indian Ocean, is a mixed-use fully integrated marina combining maritime, residential, commercial, tourism and recreational areas, the first of its kind in Australia. The range of amenities and services at the development includes residential and resort accommodation, restaurants, cafes, retail shops, entertainment venues, beaches and parks, and a host of facilities for boating and fishing enthusiasts



Name
LandCorp

Project Management
Benchmark Projects
Australasia

www.landcorp.com.au/mandurahoceanmarina



Mandurah Ocean Marina

Marine Facilities

Within the twin harbours (North and South), there is permanent moorage for 639 vessels with 390 recreational, 36 commercial, 213 club slips; recreational berths range in size from 8 to 20 metres and commercial berths 15 to 25 metres. Separate boat launch facilities are provided for trailer vessels, with parking for up to 80 trailers, and non-powered craft (small sailboats, canoes, and kayaks) in addition to a hardstand storage area and stacking facility for up to 245 vessels. Visitor (day) berths for small recreational craft to luxury yachts are located alongside the boardwalk. A full suite of marina support facilities are available, including specially-designed wheelchair fishing access, restrooms, showers, food service and a fishing and sailing club.



North and South Harbours

Aesthetically, the marina was developed to ensure a natural, seamless transition from the older city centre to the new facilities. An iconic pedestrian suspension bridge links the North and South Harbours, the first of its kind in Western Australia. In the North Harbour, enhancement of both public access and landowner privacy is achieved with a split height dual wall system. In the South Harbour, Venetian-style canals and pedestrian bridges create a series of residential islands accessible via small craft. Throughout the marina, consideration of the natural coastal environment and proximity to the urban city centre is evident in the landscaping and building design.



Sustainability

The marina was designed and continues to operate in a functionally effective and environmentally-friendly manner. Several environmental management plans for dewatering, dredging and reclamation, and water and sediment quality were developed prior to construction. Rules and regulations for a clean marine environment policy involving pump-outs and waste and oil recycling are enforced during the daily operation of the facility, reducing the marina's impact on the surrounding environment. Local and renewable materials and resources were used (or reused) in the design and construction of the facility. Additionally, old facilities that were sources of pollutants were upgraded or removed. The existing estuary was enhanced through the rehabilitation of the existing and creation of new public open spaces and native landscaping on shorelines.

The result is a facility that is safe and easy for boaters to use, attractive and appealing, and utilises materials and construction methods that are environmentally friendly and minimize impacts on the environment.