

Nexus Towers



Location	Southport, Gold Coast
Client	Eastfort Pty Ltd (Gordon Property Developments)
Contract	Construct
Total Cost	\$62.5m
Duration	February 2004 - November 2005



Historic development gets Leighton Contractors' touch.

Leighton Contractors secured a contract to construct Nexus Towers, a twin-tower residential and retail development located adjacent to the historic Guardian Angels Catholic Church in Scarborough Street, Southport. The East Tower comprises 26 storeys above a two level basement and Ground and Podium levels, whilst the North Tower comprises 20 storeys.

The East Tower features 98 apartments including four penthouses, 47 three bedroom and two bathroom apartments, and 47 two bedroom, two bathroom apartments.

The North Tower features 32 two bedroom and two bathroom penthouses, 32 three bedroom and two bathroom apartments, four sub-penthouses and six home-offices.

The bulk of the Nexus Tower apartments have two basement car parking spaces (totalling 383 parking spaces) and all apartments have intercom security. On-site facilities include a 20-seat private theatre, swimming pool, spa, sauna, barbecue areas, indoor-outdoor residents' lounge, function centre, gymnasium, landscaped surrounds and a grassed piazza.

Innovative Ideas

Precast columns were used to minimise crane handling time on site.

Prefabricated reinforced footings were constructed off site to accelerate works and generate savings.

Value Added Ideas

Forty “value management opportunities” were identified by Leighton Contractors in order to generate savings and a contingency for the Client to spend on potential variations. For example significant cost savings were achieved by:

- Redesigning the transfer slab at Podium Level
- Reducing the floor to floor height to 2,740mm
- Substituting bulkheads for ceilings
- Choosing alternative whitegoods
- Adding value by constructing another Penthouse in the large roof plantroom void