



# KALMAR NEWS

30 June 2025



# INTRODUCTION

BERT DENEË

Welcome to the Autumn edition of Kalmar News. The endless summer has certainly come to an abrupt halt, with the rain now falling faster than any autumn leaves. As the great bard once said, autumn is:

*That time of year thou mayst in me behold*

*When yellow leaves, or none, or few, do hang*

*Upon those boughs which shake against the cold,*

*Bare ruin'd choirs, where late the sweet birds sang.*

In spite of his rather gloomy view of the season and despite the wet weather, our site teams continue to make good progress and all our projects are on track for completion on or ahead of time.

The focus on all our projects is around safety and quality; if we continue to get those right, good progress inevitably follows. You can read more about those projects on the following pages.

The outlook for Kalmar for the rest of this year is staying busy with existing projects, and Rob and the estimating team are busy with pricing and cost-planning new work which we look forward to turning into projects for next year.

More to come on that in future editions. In the meantime, stay dry, stay warm and stay safe!





# PROJECT UPDATE

## CHELSEA RISE

### LUKE KUS

It's been a productive and fast-paced three months on site at the Chelsea Rise Project in Birkenhead.

This job continues our relationship with Construct Property, having previously completed the 3 stages of the Sugartree complex, however this will be the first Build Only contract for this client.

Demolition has been successfully completed, the public wastewater diversion is now finished, and public stormwater works are well underway.

Our piling contractor has been and gone—after installing 76 piles – and with piling complete, we've moved into the next stage: bulk and detailed excavation, along with early foundation works.

We're excited to welcome Kalmar Concrete to site as we gear up to begin the structure which will encompass 73 premium apartments split over 6 levels, with 4 penthouses on level 7 enjoying great views over the Chelsea Sugar Factory, Harbour Bridge and the CBD.

The Kalmar team is also growing....Jerrin has joined us as Project Co-ordinator and is diving into precast and structural steel coordination. Iloa is on board to help drive the structure build, and Alex is quickly gaining experience as our site administrator.

Our QS team of Steven and Kaustubh have been busy procuring trades, along with pricing purchaser changes for prospective buyers.

We're looking forward to completing the groundwork and starting vertical construction soon.

Exciting times ahead as Chelsea Rise begins to take shape!





# PROJECT UPDATE

## ELYSIAN

### BRANDEN VENTER

Construction of the Elysian apartments commenced on 29 January 2025. This exciting project, located in the prime suburb of Parnell, will feature 16 luxury apartments offering 2, 3 and 4-bedroom layouts, all boasting superb north-facing Harbour views.

#### Construction Update

Since our last update, the team has achieved a significant milestone by completing the piling works, comprising of 293 piles, including 27 plunge columns. Bulk excavation has now commenced and the Kalmar Concrete team are established on site full-time, progressing with the capping beams. The persistent rain over the past month has certainly been challenging, but spirits remain high and the team is focused on completing the level 1 slab by the end of August, which will mark another key milestone for the project.

#### Meet the Team

Our current team consists of Joy Rivera (Design Coordinator), Laksh Jaishankar (Project Coordinator), Lance Blomfield (Structures Site Manager) and Eric Yuan (Reinforcing Engineer), with Shane Punter soon joining the team to assist Lance with the structural works.

Following the recent retirement of our site manager, Murray Johnson, we now look forward to welcoming Jason Underhay, who will be stepping into the Site Manager role at the end of July. We wish Murray all the best in his retirement and thank him for his dedication, leadership and the steady hand he brought to site over the years. His experience and humour will be missed by the whole team.

The Quantity Surveying team consists of Thomas Lindstrom, Cameron Hames and Luca Denee, who is currently enjoying some well-deserved time off on honeymoon with his wife, Emma, in Europe. The team is being supported by Thomas Van Roekel.

#### What's Next?

We're excited to see the project continue to take shape over the coming months, with the tower crane scheduled for erection and the superstructure works to follow shortly after. Completion remain on track for November 2026. We'll be keeping you updated on our progress and the key milestones as they're achieved along the way.





## PROJECT UPDATE

# FABRIC<sup>2</sup>

### NEIL BALL

Construction on the 118 apartment Fabric<sup>2</sup> development is in full swing, with Kalmar Concrete successfully completing both building structures and Shane (aka Shifty) adding the finishing touches. Roof framing and cladding are now starting to shape the visual character of the completed buildings, and as winter settles in, achieving weather tightness is becoming a top priority for the interior teams. Kitchens are already in the horizon for the first apartments with shrink wrap to the first building in place.

Site numbers continue to grow as the team pushes ahead across all aspects of the project. Removal of the tower crane is scheduled for the coming months, which is a significant milestone that signals the project is entering its final phase towards completion.

Brendon continues to steer the ship, with James managing site operations and Sam providing vital admin support. Jason, Arthur & Antonie continue to shape the façade to stay ahead of the fitout team – Alan, Edmund, Derrick, Bernard and Darrin, who recently joined the team. Behind the scenes, Donald, Liam & Jervis are keeping the commercial elements on track, while Paul Dine overseas safety and keeps everyone informed with his insightful weather reports! 😊

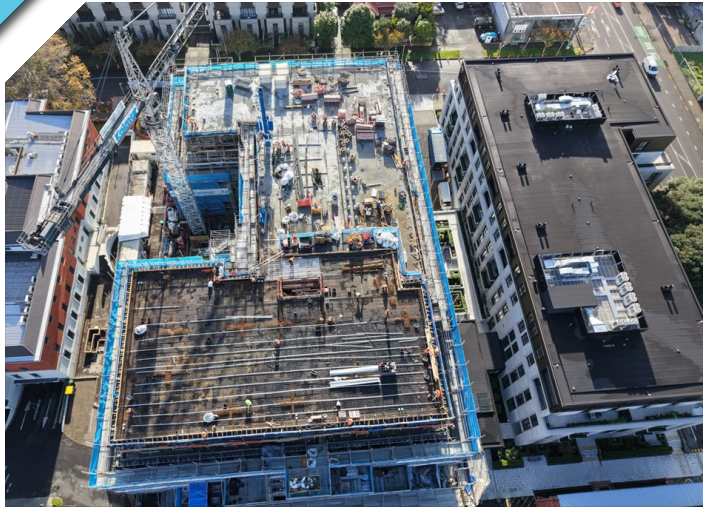
Despite the hard work and the push toward the completion phase, the team still finds time to come together socially, recently enjoying a well-earned Korean BBQ night ahead of Matariki weekend, which was a great way to boost morale and catch up outside of work.

With roof cladding on the first building underway, a roof shout celebration is on the horizon, so keep an eye out for the invitation!

As the project moves steadily towards its 2026 completion date, we'd like to thank the Kalmar Concrete crew and all the subcontractors for their ongoing commitment and effort. The team is well-placed to hit the scheduled handover dates and looks forward to delivering another successful project for our Precinct/Lamont client.

**Kia mau ki te mahi pai**  
*(Keep up the good work!)*





# PROJECT UPDATE

## FOUNDATION BUILDING 2

### NICHOLAS BOTHA

And just like that – the main structure of Foundation Building 2 is officially complete! After 15 months of focused effort, collaboration and dedication, the structure has been delivered ahead of programme. This marks a major achievement for the entire team, with over 7000m<sup>3</sup> of in-situ concrete poured across the building. Congratulations to everyone involved in reaching this milestone! Over the past 3 months, the project has seen fantastic momentum across several workstreams:

#### Façade Installation

- more than 6200 pieces of stone have now been installed, which is over 1/3 of the total façade. This is a significant effort, led strongly by Domingo, who has been steering the facade team in the right direction.

#### Fit-out works

- The sample unit is tracking well for handover to the client by the end of July – thanks to the sharp eye and coordination of Aaron, whose work sets the benchmark for quality across the remaining apartments.
- On the broader fit-out, Don has been instrumental in driving progress across the levels, ensuring seamless execution and trades coordinated.
- Ground Floor – now sealed, top coated and seeing joinery installation progress
- Level 1 – Fully lined with stopping now in progress
- Level 2 – Steel stud framing is now complete
- Level 3 – Wall set-out has commenced with propping now coming out – a strong indication of forward movement

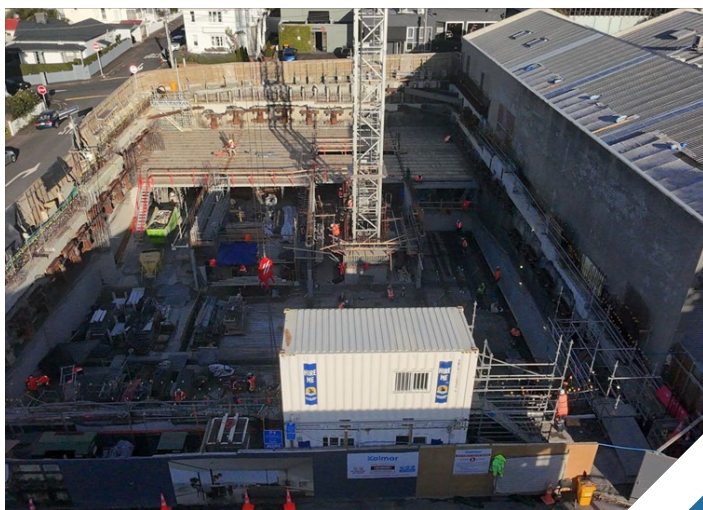
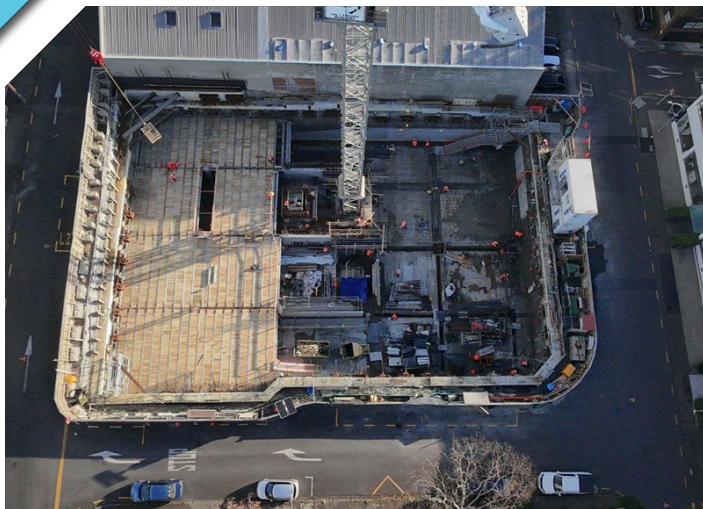
Through it all, Nick has played a crucial leadership role on site, keeping the programme on track and maintaining the team's high standard of quality and safety. Behind the scenes, Nikolai has been working tirelessly, navigating through design queries and keeping consultant workflows moving efficiently. His efforts have been critical to maintaining momentum across services and façade coordination.

As structural works come to a close, the majority of the team have moved on to other projects, leaving Wehan & Vincent on site to complete the final items. Thanks to all the team for their incredible work!

Progress on the external envelope continues with window installation complete to level 3 and balustrade installation commencing on level 2. The Total Access team is currently installing the roof canopy, which will provide vital protection from the winter weather to allow internal works to continue without delay.

With the structure behind us and the façade fit out well underway, we enter the next exciting phase of the project. Thank you again to everyone involved for your continued efforts – let's keep the momentum going!





# PROJECT UPDATE

## YORK HOUSE, PARNELL

### NEIL BALL

Progress on the York House development is moving at a rapid pace. The high-end apartment development is located in the heart of Parnell and developed by Precinct and Icon Developments, featuring 44 high-end residences.

Despite the tight constraints of the site, the team is pushing the project forward, successfully hitting key milestones. Basement bulk and detailed excavation are now complete, and with the luffing crane installed, momentum across the site has increased. The first half of the basement slab has been poured, vertical progress is underway, and Kalmar Concrete is fully mobilised with other structural trades close behind. For the first time, Kalmar Concrete, having developed their expertise, will be undertaking the Post Tension (PT) upper apartment levels in-house.

Being situated in a well-established residential neighbourhood with limited access, has added complexity, especially around managing neighbour's expectations. The team has built a strong culture of proactive communication, ensuring neighbours, council and all stakeholders are kept informed every step of the way.

On site, Lee & Joseph are leading the Kalmar Concrete crews, supported by Eric & Tim. Michael has moved to Head Office to support the wide Kalmar Concrete group, while Paul & Harold continue to drive coordination as the structural elements arrive on site. Dillon is keeping the site logistics on track with Gerhard, and our QS team – Olivia, Yulia, Grace and new cadet, Daniel, provide invaluable support.

A big congratulations to Olivia and her partner, Alan, on their recent marriage, where they travelled back home to China to celebrate their wedding day with family and friends. We look forward to welcoming Olivia back!

Until the next edition, despite the colder, wetter months, the team remains hard at work, and we look forward to sharing further progress as the building's vertical ascent gets underway.

**Kia haere tatou**  
(Let's go!)



# PROJECT UPDATE

## INTERIORS

JUSTIN DE BEER

### **Building B114 Lift Installation – University of Auckland**

Our Interiors team have successfully completed the installation of a new platform lift for University of Auckland. Once again, being a live environment we took extreme care in planning the works so as to not interrupt the students or staff. The works involved removing part of the existing facade and building a new lift shaft on the outside of the building in structural steel.

A big thank you to all involved but especially to the University of Auckland and the entire consulting team. Great work everyone!



### **Building B315 – Mechanical Upgrade – University of Auckland**

Work is currently underway on building B315 for where the team is doing an upgrade to the existing HVAC system. Work involves installing new equipment on the roof of a 5 floor building with completion works below for new ventilation to the existing offices and kitchen space.

### **New Zealand Blood – Constellation Drive**

We have also started the very fast paced fitout for NZ Blood in Constellation Drive with an anticipated completion of mid August.



# PROJECT UPDATE

# MAINTENANCE

## CAMERON NELSON

Kalmar Group is excited to announce the launch of a new division — **Kalmar Maintenance**.

In its initial phase, Kalmar Maintenance will focus on supporting our existing clients by providing services that care for their buildings post-handover. Cameron Nelson heads the team with Sunny Liang as the Administrator.

Our offerings include **compliance maintenance (BWOFF)**, **preventative maintenance**, and **general maintenance**, all aimed at ensuring buildings remain compliant and that the lifespan of their assets is preserved.

We've begun reaching out to the market, and our clients are already recognising the value Kalmar Maintenance brings.

**Watch this space!**

For now, Kalmar Maintenance has successfully completed several general maintenance projects for our existing clients — with more to come.

The logo for Kalmar Maintenance, featuring the word "Kalmar" in blue and "maintenance" in white, set against a black rectangular background.



## PROJECT UPDATE

# CONCRETE

### TIM ELLERY

Kalmar Concrete have reached milestones at Fabric 2 and Foundation 2 projects, topping out the structure and now undergoing the final remedial works.

Staff members from these projects have started moving to other projects , namely York House, Elysian Apartments and Chelsea Rise. Each of these projects is currently in the foundation stages with piling completed and bulk earthworks largely completed.

The coming months will see these projects rising out of the ground and team members can pack away their gumboots!

Other new negotiated projects are coming up also so the estimating department will be very busy!

We are also looking to take on more apprentices soon, after recently hosting a Long Bay student through the Gateway programme in term 2, who got some hands on experience at Fabric 2 and York House.

Kalmar Concrete are available to work outside the Kalmar Group, and we are currently tendering some interesting projects for other Head Contractors.



# WHAT HAVE KALMAR CONCRETE BEEN UP TO THIS QUARTER?

When it's time for a big concrete pour, Iloa and Arona (our reinforcing supervisors), dress up for the occasion as they believe it brings good luck to the team – which was needed as they undertook their largest pour yet at our Foundation site – 415m<sup>2</sup>!

On May 22<sup>nd</sup>, the Head Office Finance/Admin team headed to site with their feather boas and oversized glasses to watch the pour and support the team – followed by a tour of the site by Georgia & Vasily.

For the final pour on June 9 – Monasi, our site Gateman, upped the ante and headed to site in his full suit (and PPE of course) adding his bit to the good luck charm.

Looking sharp, team!

Members of the Concrete team have undergone some Post Tensioning (PT) training at our Silverdale Yard, in preparation for the York House PT floor slabs, due to start in late August. A specialist was brought over from Melbourne to train the team in using the equipment, setup, cleaning and maintenance.

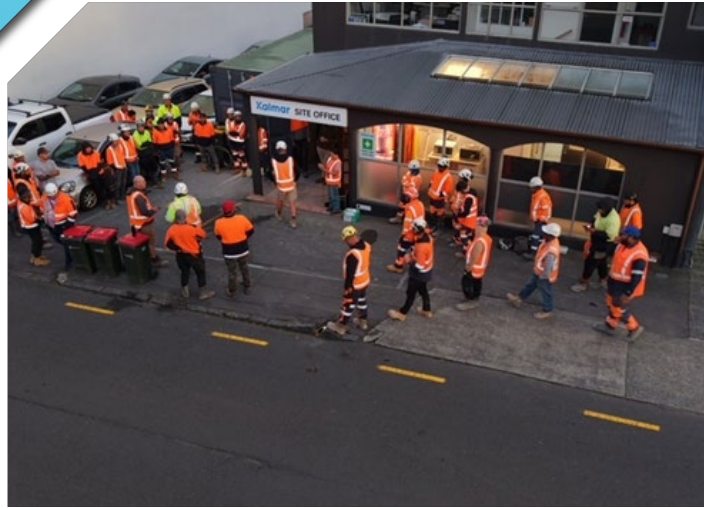
This has been an enlightening experience, and we look forward to starting the first slabs on site.

Some of the team have used the hydraulic jacks, strand cutters and strand pusher for the first time. We also have some experienced staff who have assisted in helping others.

Watch this space!







## PROJECT UPDATE

# HEALTH, SAFETY & ENVIRONMENT

### GREG BAILEY & LOUISE SHAW

It has been a busy time for the Health and Safety team as we have been finalising the move over to 1Breadcrumb, which is the system we are now using for all our Health & Safety procedures. We thank everyone for their patience as we moved across and learnt the new system. We are now seeing the results of upgrading to 1 Breadcrumb with lots of positive feedback.

In May, we celebrated Anti-bullying week with a series of toolbox talks hosted by Mates in Construction. Our work in this space continues to be a priority and is always well received by the teams on site.

Now that we have passed the Winter Solstice, we are looking forward to longer, warmer, lighter days ahead. If you have any Health & Safety questions or concerns, please do not hesitate to contact one of our team.

On the Sustainability side, we are continuing working towards our Gold Enviromark Accreditation, and have recently successfully completed our 3<sup>rd</sup> audit for Nett Carbon Zero. Thanks Alana for all your efforts in this space.

Our Sustainability team recently made a visit to Green Gorilla's Waste Processing Facility in Onehunga – the largest of it's kind in New Zealand. Here, we were treated to a tour of the facility to get a better understanding of how construction and demolition waste is processed, and how, as a business, we can minimise the waste coming in and maximising our re-use & recycling practices.

Our aim is to introduce some sustainability measures into our daily operations over the coming months.



## Happy Retirement! ❤️

It was a bittersweet day at the office as we gathered to wish Murray well on his recent retirement.

Throughout his time at Kalmar, Murray brought good humour, great wisdom and sharp wit - always that cheeky glint in his eye.

Enjoy retirement, Murray — you've earned every lie-in, long lunch, and daytime nap!  
X

## Proud Dad Moment ❤️

**Congratulations** to Paul Dine, who was beaming with pride as he walked his daughter, Ashleigh, down the aisle at her recent wedding.

Ashleigh & Bree were married at the Markovina Vineyard Estate in May this year, with family and friends heading over from the UK to represent those that were unable to attend.

A memorable time was had by all – as clear to see from the big smiles on each photo – and 2 very happy fathers! Ashleigh & Bree – we wish you a lifetime of happiness X



## Wedding Belles ❤️

Congratulations to Olivia Li and her partner, Alan, on their recent wedding, where they headed back home to celebrate with family and friends.

We are looking forward to welcoming Olivia back to York House and hearing all about the wedding, but in the meantime, it is lovely to see the happy couple in their stunning surroundings. I'm sure you'll all agree that Olivia looked stunning in her elegant dress.

We wish you both all the happiness as you embark on your new journey together ❤️





# WE'RE GOING TO THE ZOO, ZOO, ZOO - YOU CAN COME TOO, TOO, TOO!!

Kalmar put on a treat for the staff and their families with a visit to Auckland Zoo – made all the more exciting with the new Dinosaur Discovery Track.

In between hunting for dinosaur fossils or getting squirted with water if you got too close, there were lots of happy kids who did not want to leave!! It was a full day out, with lunch in between, but well worth the visit with all the animals out on show – and the kids joining in with the fun.



## MIKE KING & I AM HOPE



Kalmar is one of 5 companies that has recently signed up to take part in the I am Hope 'Heavy Hitters' event – a Corporate Boxing Experience that focuses on building resilience and confidence while creating a culture that normalizes conversations around wellbeing and mental health.

As part of this, Mike has been to our sites to talk to our teams, encouraging them to be open to identifying, and having conversations about, mental health in an industry that has one of highest suicide rates in NZ.

Huge thanks to Mike and his team for taking the time to come and talk to us. We will keep you posted about the dates for the heavy hitter event and how you can support the Kalmar team!





# BUILDING INSTITUTE AOTEAROA & KALMAR FISHING COMPETITION

It was third time lucky for the annual Building Institute Aotearoa (formally NZIOB) & Kalmar fishing competition, but we finally managed to head out on the water! Although the conditions were good enough to head out in, there were some pretty green faces that headed back to shore! Well done to Yulia (currently on our York House site) for taking out the biggest fish caught by a female (thanks to Stevenson's for donating the prize for this) and to Dani Foote from Oculus who took out the Biggest Snapper at a whopping 9.12kg!

This event wouldn't be able to go ahead without all the very generous sponsors who get behind it. Thanks also to the Skippers of each boat who made sure everyone had a good time and brought back their dinner. Legasea once again provided an invaluable service, filleting all the fish for the competitors to take home and Gulf Harbour boat club ensured everyone was well fed and watered on their return.

We are already looking forward to next year and hope to see you all there.





WILD ESTATE

# SOCIAL CLUB

What a stunning day to be Wild on Waiheke!! Huge thanks to everyone who joined the Social Club trip back in May. We were so lucky with the beautiful weather, and enjoyed a great meal and some drinks at the Wild Estate. It was great to have some of your partners join us for the trip and we are already looking forward to booking the next one!



## UPCOMING EVENTS

NZ Warriors vs Gold Coast Titans – Saturday 26<sup>th</sup> July  
All Blacks vs South Africa – Saturday 6<sup>th</sup> September

*Archie Brothers*  
• CIRQUE ELECTRIQ •

Thank you to everyone who attended the Social Club function at Archie Brothers for tenpin bowling, beers, pizza and arcades. The bowling competition was fierce and after 10 rounds congratulations goes to Domingo Espinoza who was the clear winner in the end.

Of no surprise, as we know he hits well above his weight, a special mention must go to Justin de Beer for setting the record on the punch boxing machine. Many lined up and all failed to topple our Kalmar Interiors leader....he may be small but packs a big punch 🥊. Maybe we can get Paul Dreyer along next time!





# WHAT HAVE WE BEEN UP TO THIS QUARTER?

Luca on the Elysian site, showing what happens when you forget your own PPE!!



Louise & Rob had a Cheesecake bake off at Head Office. It was a well fought competition, with Louise narrowly taking the win! The next bake off sees Bert & Joce take on the Black Forest Gateaux!

Justin, Louise, Craig & Kirsty at the Annual Fishing Competition



The Fabric2 team enjoyed a recent night out at the Korean BBQ



We held our bi-annual 'State of the Nation' at North Shore Riding for Disabled – a great venue for us all to get together to hear about how each project is progressing and socialise as a full team.

The Remuera Gardens team celebrated a job well done aboard Savoy Charters. Well done team! Well deserved



Luke Kus cooking up morning tea for his team at Chelsea Rise



Our Gold Sponsor signs were on display for all to see at the recent 50 year celebration of the North Shore Riding for the Disabled. Congratulations on such a landmark event!



The Elysian team have been enjoying their morning warm-ups, getting them moving and motivated during these cold mornings!



# CELEBRATING 25 YEARS

February 2026 marks a milestone for Kalmar as we celebrate our 25<sup>th</sup> Anniversary. Between now and then, we will be sharing some photos of the past 25 years - enjoy!

## Our Founding Directors.....



Bert Denee



Peter Kay



Theo Oettle

Kalmar Castle, Sweden. The landmark that we took our moniker from, standing tall as a symbol of enduring workmanship since the 12<sup>th</sup> century.

## Our Evolving Logo....





# CELEBRATING 25 YEARS

Then and Now.....Our Current Directors



Bert Denee



George Kubicki



Jocelyn Nesbit



Justin Savage



Paul Dreyer



Rob Cunningham





# CELEBRATING 25 YEARS

