



**Lamana Development Limited**

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# **Lamana Development Capability Profile and Statement**

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Range View Residential at Certificate of Occupancy

**Table of Contents**

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**About Lamana Development and the New Toyota Ela Motors project (TEM).....3**

- 1. History and Formation .....3
- 2. Governance .....3
- 3. Lamana Development Ltd (LDL) Statement for TEM.....3

**Projects.....4**

- 1. Lagatoi Haus .....4
- 2. Coast Watchers Court .....5
- 3. Gazelle International Hotel, Kokopo .....6
- 4. Eda Tano, (Department of Lands and Physical Planning).....7
- 5. Airways C7 Apartment .....8
- 6. Grand Pacific Hotel, Fiji .....9
- 7. Vulupindi Haus Annexure (Treasury Haus) .....10
- 8. Taumeasina Island Resort .....11
- 9. OPH Residential Towers (Crowne Plaza and Apex) .....13
- 10. Loloata Island Resort .....16
- 11. RangeView Heights Commercial Shopping Centre and Residential Apartments ....18

### About Lamana Development and the New Toyota Ela Motors project (TEM)

#### 1. History and Formation

- Lamana Development Limited is a growing privately owned property developer and builder based in Port Moresby, Papua New Guinea. Established in 1994, Lamana Development is involved in developing and constructing its own projects from inception to completion and works in partnership with prospective investors in the development of its projects.
- Lamana Development is focused on developing and constructing quality building construction projects with investment partners with particular focus on the construction of luxury apartment units, commercial office buildings, industrial suites, and high-quality hotels in Papua New Guinea and around the Pacific. In addition to developing a chain of premier hotels and executive apartments. Lamana Development employs approximately 650 highly skilled expatriates and national employees.

#### 2. Governance

- Sir Kostas G. Constantinou, OBE is Managing Director of Lamana Development Limited, and a prominent business figure in Papua New Guinea. He has extensive business experience in the building and construction industry since his appointment as General Manager and Director of the Constantinou Group of Companies in 1982.

#### 3. Lamana Development Ltd (LDL) Statement for TEM

- LDL is the builder for all the projects that are described in the following pages.
- LDL self-deliver all building trades required for the TEM project.
- As described in the following pages LDL have substantial experience at these required trades and are used to working with full oversight from the Architects, Structural and Civil Engineers, Services Engineers, Territorial Authorities, the Clients Representatives and Project Superintendents.

## Projects

### 1. Lagatoi Haus

- Date of Construction 2003-2005
- Location Opposite Lamana Hotel and Eda Tano, Hohola
- Value PGK 13.1M
- Client and Partner City Centre Development Ltd/Nasfund
- Tenant NCDC
- Architect David Richardson
- Structural Engineers Stocks and Partners

## Description

- Heavily sloping street corner site
- Large retaining wall to hold the upper carpark
- Extensive siteworks
- Structure
  - Steel reinforced concrete foundation
  - Steel reinforced concrete structure with insitu columns and beams, slabs on grade and suspended floors
  - Structural steel roof frame and metal roofing
- External Finishes
  - Plastered and painted walls
  - Aluminium and glass inserted window

## Photo



## 2. Coast Watchers Court

- Date of Construction 2006-2007
- Location Touaguba Hill, Port Moresby overlooking Ela Beach
- Value PGK 27.4M
- Client and Partner Coast Watchers Court Ltd/Nambawan Super
- Tenant Residential Tenants Initially Commonwealth of Australia
- Architect The Core, Brisbane Australia
- Structural Engineers Stocks and Partners

### Description

- Heavily sloping top of Touaguba site
- Many large retaining wall to hold the site as it drops down toward Ela Beach
- Extensive siteworks
- Structure
  - Steel reinforced concrete foundation
  - Steel reinforced concrete structure with insitu columns and beams, slabs on grade and suspended floors on permanent steel formwork
  - Block work walls
  - Structural steel roof frame and metal roofing
- External Finishes
  - Plastered and painted walls
  - Aluminium and glass inserted window

### Photo



**3. Gazelle International Hotel, Kokopo**

- Date of Construction 2008-2010
- Location Kokopo Town, East New Britain
- Value PGK 31.8M
- Client and Partner Gazelle International Hotel/Nambawan Super
- Tenant Operating Hotel
- Architect Peter Kubli Architects, Cairns, Australia
- Structural Engineers Stocks and Partners

**Description**

- Flat site overlooking the golf course and the sea
- Extensive siteworks
- Structure
  - Steel reinforced concrete foundation
  - Steel reinforced concrete structure with insitu columns and beams, slabs on grade and suspended floors on permanent steel formwork
  - Block work walls
  - Structural steel roof frame and metal roofing
- External Finishes
  - Plastered and painted walls
  - Aluminium and glass inserted windows
  - Balcony handrails

**Photo**



**4. Eda Tano, (Department of Lands and Physical Planning)**

- Date of Construction 2010-2012
- Location Waigani Road, Hohola
- Value PGK 41.2M
- Client and Partner Waigani Asset Ltd/Nambawan Super
- Tenant Department of Lands and Physical Planning
- Architect ETS Group, Port Moresby
- Structural Engineers Stocks and Partners

**Description**

- Sloping site from the back of the site to Waigani Drive
- Extensive siteworks
- Structure
  - Steel reinforced concrete foundation
  - Steel reinforced concrete structure with insitu columns and beams, slabs on grade and suspended floors on permanent steel formwork
  - Block work walls
  - Structural steel roof frame and metal roofing
- External Finishes
  - Aluminium composite panel, Alucobond type prefinished cladding over blockwork and metal wall framing
  - Aluminium and glass curtain wall system with some aluminium and glass inserted windows

**Photo**



## 5. Airways C7 Apartment

- Date of Construction 2011-2013
- Location Airways Hotel and Residences, 7 Mile
- Value PGK 23M
- Client and Partner Airways Residences Limited (ARL)
- Tenant Various Serviced Apartment Occupiers for ARL
- Architect ETS Group, Port Moresby
- Structural Engineers HLK Jacob, New Zealand

### Description

- Severely sloping site cut into the hill
- Extensive siteworks
- Structure
  - Soil nails for earth retention
  - Extensive retaining walls
  - Steel reinforced concrete foundation
  - Steel reinforced concrete structure with insitu columns and beams, slabs on grade and suspended floors on permanent steel formwork
  - Block work walls
  - Structural steel roof frame and metal roofing
- External Finishes
  - Plastered and painted blockwork
  - Alucobond type prefinished cladding in feature position
  - Aluminium and glass inserted windows and doors
  - Balcony handrails and featured aluminium louvring

### Photo





**6. Grand Pacific Hotel, Fiji**

- Date of Construction 2012-2014
- Location Suva Fiji
- Value FJD 79.9M
- Client and Partner Grand Pacific Hotel Ltd, Nasfund, Fiji Nat. Prov Fund
- Tenant Operating Hotel
- Architect BSW Architects, Auckland, New Zealand
- Structural Engineers HLK Jacob, New Zealand

**Description**

- Existing dilapidated hotel on a flat site adjacent the sea
- Extensive siteworks
- Structure
  - Completely strip back and rebuild the existing heritage hotel
  - Driven steel piling and pile caps on very poor soil conditions
  - Steel reinforced concrete foundation
  - Steel reinforced concrete structure with insitu columns and beams, slabs on grade and suspended floors on permanent steel formwork
  - Block work and metal framed walls
  - Structural steel roof frame and metal roofing
- External Finishes
  - Reinstate, refurbish, and revitalise the existing facades
  - Plastered and painted blockwork
  - Plastered and painted fibre cement board
  - Aluminium and glass inserted windows and doors
  - Stainless steel and toughened glazed balustrade panels
  - Full hotel fitout

**Photo**



## 7. Vulupindi Haus Annexure (Treasury Haus)

- Date of Construction 2013-2015
- Location Hohola, Port Moresby
- Value PGK 101M
- Client and Partner Waigani Asset Ltd/Nambawan Super
- Tenant Papua New Guinea Treasury
- Architect ETS Architects, Port Moresby
- Structural Engineers HLK Jacob, New Zealand

### Description

- Deep bulk excavation with adjacent buildings close by
- Limited siteworks
- Structure
  - Large ground beams and pads in the steel reinforced concrete foundations
  - Steel reinforced concrete structure with insitu columns and beams, slabs on grade and suspended floors on Comflor permanent steel formwork
  - Precast concrete walls
  - Insitu concrete shear walls
  - Block work and metal framed walls
  - Insitu concrete roof and torch on fabric roofing
- External Finishes
  - Plastered and painted blockwork
  - Painted precast walls
  - Plastered and painted fibre cement board
  - Aluminium composite panel, Alucobond type prefinished cladding over blockwork and metal wall framing
  - Aluminium and glass curtain wall system with some aluminium and glass inserted windows and doors

### Photo



**8. Taumeasina Island Resort**

- Date of Construction 2014-2016
- Location Apia, Samoa
- Value PGK 122M
- Client and Partner Taumeasina Development Corp. Ltd, Mineral Resource Development Company, Samoan National Provident Fund
- Tenant Operating Resort Hotel
- Architect Thomson Adsett, Australia
- Structural Engineers HLK Jacob, New Zealand

**Description**

- Build up the level of the island by approx. 1.2 metres and compact using dynamic compaction with a drop weight on a track crane. This was to take the island above the level of the storm surge.
- Extensive siteworks including repair, extend, increase height, and add new areas to the seawall
- Structure
  - Ground beams and pads in the steel reinforced concrete foundations set in the newly compacted layer with stringent geotechnical consultant oversight
  - Steel reinforced concrete structure with insitu columns and beams, slabs on grade and suspended floors on Comflor permanent steel formwork
  - Structural steel wall columns, rafters, and purlins to the hotel central facility, clad with metal roofing
  - Large in grounds swimming pools
  - Precast concrete walls
  - Block work and metal framed walls
  - Metal frame truss roofing with metal roofing and insitu concrete slabs with torch on fabric roofing
- External Finishes
  - Small imperfections defected then lightly patched and painted precast concrete walls
  - Plastered and painted fibre cement board on metal framing
  - Stone cladding on blockwork and precast concrete walls
  - Aluminium and glass curtain wall system, aluminium and glass inserted windows and doors, shopfront aluminium and glass
  - Extensive decorative aluminium louvring
  - Tiling to the floors generally and a combination of tiling and timber decking to the pool areas

Photos



**9. OPH Residential Towers (Crowne Plaza and Apex)**

- Date of Construction 2016-2019
- Location Macgregor Street, Port Moresby
- Value PGK 255M
- Client and Partner OPH Ltd/Nambawan Super
- Tenant Crown Plaza Hotel and individual tenants to the Penthouse Residences
- Architect ETS Architects, Port Moresby
- Structural Engineers HLK Jacob, New Zealand

**Description**

- Huge excavation in very hard rock
- Extensive siteworks on a suspended insitu slab
- Structure
  - Soil nails and extensive retaining walls
  - Ground beams and pads in the steel reinforced concrete foundations
  - Formwork and false work to all reinforced concrete elements that require it
  - 4 levels of carparking in the ground below the podium level
  - Serviced apartment building over 9 levels
  - Penthouse building over 14 levels
  - Steel reinforced concrete structure with insitu columns and beams, slabs on grade and suspended floors on Comflor permanent steel formwork
  - Steel reinforced concrete roof structure clad with torchon fabric roofing
  - Precast concrete walls and spandrels
  - Block work and metal framed walls
- External Finishes
  - Plastered and painted fibre cement board on metal framing
  - Plastered and painted blockwork
  - Aluminium and glass curtain wall system, aluminium and glass inserted windows and doors, shopfront aluminium and glass
  - Extensive decorative aluminium louvring and feature aluminium stick panels and screens
  - Granite paving to all the podium levels on waterproofing
  - Stainless steel and toughened and laminated glass balustrades and handrails
- Scale
  - 16,128 m3 of certified Monier concrete to structure
  - 4,125 tonnes of reinforcing steel to the structure
  - 3,900 m2 of granite pavers to the podium levels

Photos





**10. Loloata Island Resort**

- Date of Construction 2016-2019
- Location Loloata Island, Bootless Bay
- Value PGK 106M
- Client and Partner Loloata Island Resort Limited/ Nasfund Super
- Tenant Operating Resort Hotel
- Architect Thomson Adsett, Australia
- Structural Engineers HLK Jacob, New Zealand

**Description**

- On Loloata Island so all building components and staff were required to be barged and boated to the island.
- Very large excavation in very hard rock
- Cut back into the hill and use the approved fill to increase the height of the island to keep the finished levels above the storm surge
- Extensive siteworks on a very wide scale across the whole island
- Structure
  - Soil nails and extensive retaining walls
  - Precast sea wall panels
  - Ground beams and pads in the steel reinforced concrete foundations
  - Formwork and false work to all reinforced concrete elements that require it
  - Mainland service and reception are at Tahira are a mixture of refurbished building and building in a similar style to the island
  - Central facility blockwork, structural steel supports and roof frame and purlins clad in metal roofing
  - Steel reinforced concrete structure with insitu columns and beams, slabs on grade and suspended floors on Hibond permanent steel formwork
  - Accommodation unit's concrete columns, structural steel frames
  - Metal framed walls
  - Steel driven piles to the replacement jetty
- External Finishes
  - Plastered and painted fibre cement board on metal wall framing
  - Painted fibre cement weather board on metal wall framing
  - Plastered and painted blockwork
  - Aluminium and glass curtain wall system, aluminium and glass inserted windows and doors, shopfront aluminium and glass
  - Extensive decorative aluminium louvring and feature aluminium stick panels and screens
  - Stainless steel and toughened and laminated glass balustrades and handrails



Photos



**11. RangeView Heights Commercial Shopping Centre and Residential Apartments**

- Date of Construction 2018-2021
- Location Waigani Drive Hohola
- Value PGK 282M
- Client and Partner Rangeview Heights Limited/Nambawan Super
- Tenants Commercial Shopping Centre and Individual Residential Tenants
- Architect Kearney Architecture, Australia
- Structural Engineers HLK Jacob, New Zealand

**Description**

- Very large cut and fill excavation
- Large civil component for foul water, stormwater and water to the site all connected to the Port Moresby PNG Water infrastructure
- Extensive siteworks on a very wide scale across the commercial and residential sites including the security fence surrounding the whole site over very difficult terrain.
- Structure
  - Soil nails and extensive retaining walls
  - Driven steel piling to the commercial site with reinforced concrete pile caps
  - Ground beams and pads in the steel reinforced concrete foundations to the residential and commercial sites
  - Formwork and false work to all reinforced concrete elements that require it
  - Steel reinforced concrete structure with insitu columns and beams, slabs on grade and suspended floors on Comflor and Hibond permanent steel formwork
  - Structural steel frames and roof structure to the commercial centre with a metal clad roof
  - Structural steel frame and metal trusses to the residential building with a metal clad roof
  - Metal framed walls
- External Finishes
  - Plastered and painted fibre cement board on metal wall framing
  - Painted fibre cement weather board on metal wall framing
  - Plastered and painted blockwork
  - Aluminium and glass curtain wall system, aluminium and glass inserted windows and doors, shopfront aluminium and glass to the commercial centre
  - Aluminium and glass inserted windows and doors to the residential apartments centre
  - Extensive decorative aluminium louvring and feature aluminium stick panels and screens
  - Stainless steel and toughened and laminated glass balustrades and handrails to the commercial centre
  - Aluminium handrails and screen to the residential apartments
- Scale
  - 14,617 m3 of certified Monier concrete to structure
  - 1901 tonnes of reinforcing steel to the structure
  - 2,202 m2 of Monier pavers to the commercial centre

Photos





