



GREENMOUNT BEACH RESORT

MAY 2025 - MARCH 2026
MEMAR CONSTRUCTION
\$7 M (AUD)



DEMEX was engaged under an all risk contract to deliver full mechanical demolition and asbestos removal at the Greenmount Beach Hotel, a 10 storey, 180 room beachfront resort and one of the most recognisable landmarks on the southern Gold Coast skyline.

High traffic public interface

The site sits within one of the Southern Gold Coast's busiest pedestrian and tourism precincts. Strict dust and noise controls, defined exclusion zones, and active daily safety management were non negotiable throughout the program.

The structure included guest accommodation across multiple floors alongside a commercial kitchen, large event spaces, loading dock and public foyer. At its peak the hotel welcomed thousands of visitors annually and formed a central part of the Coolangatta beachfront identity.

Concurrent remediation and demolition

Asbestos removal, strip out and mechanical demolition had to run concurrently, requiring strict separation of work fronts at all times.

HIGHLIGHTS

All risk contract execution

The all risk contract structure transferred full delivery risk to DEMEX. The client received a single fixed price covering above ground investigations, hazardous materials management, methodology and mechanical demolition, with no hidden cost or exposure to scope creep as conditions on site evolved. For a project of this hazardous materials complexity, that certainty had real commercial value.

The demolition forms part of the broader transformation of the site into Greenmount Residences, a major luxury residential redevelopment.

CHALLENGES

Extensive asbestos contamination

Bonded asbestos was identified throughout internal wall coatings, structural beams, concealed pipework, service cavities and facade systems. Each of the 180 rooms contained an average of 50m² of asbestos contaminated paint across internal walls, structural beams and pipework concealed within bathroom wall cavities. A further 80% of the external facade also contained asbestos within the coating system. Staged removal was required prior to demolition.

No major safety or environmental incidents

Operating within one of the Gold Coast's busiest public precincts, DEMEX maintained a clean safety and environmental record from remediation through to final demolition.



ASBESTOS REMOVED	199 TONNES
CONCRETE RECYCLED	3264 TONNES
SCRAP METAL RECYCLED	148 TONNES
C&D WASTE RECYCLED	285 TONNES