

505 ST KILDA ROAD

MAIN CONSTRUCTION COMPANY : Contexx Pty Ltd
CLIENT : Ubertas Group
PROJECT END VALUE : \$186 Million
COMPLETION : January 2010
ARCHITECT : Karl Fender, Fender Katsalidis
CIVIL / STRUCTURAL ENGINEER : Adams Consulting
QUANTITY SURVEYOR : Rider Levett Bucknall

PLACE CREATION

With sweeping views, an adjoining park and location on a grand boulevard, 505 St Kilda Road offered a unique opportunity to the Ubertas Group for place-making. This scope is more than fulfilled by '505 On The Park', Five Star Energy Rated twin towers comprising 122 luxury residential apartments, with apartments adjoining Fawkner Park, duplexes, penthouses, sub penthouses, pool, gymnasium, and three levels of basement car parking. Contexx were approached by Ubertas to undertake the project from the initial design stage to completion, using innovative techniques to deliver something beautiful.

"All of the concept came from the site. When you get a location like 505 On The Park, it is a rare thing. It has views everywhere. It was a magnificent location for doing something special," said Ubertas CEO Albert Dadon AM.

What 505 On The Park combines is satisfaction of the Australian love of the backyard, with the adjacent 100 acres of Fawkner Park, and European appreciation of the benefits of inner city apartment living. Residents of 505 have all of the amenities, but none of the maintenance, of a suburban house with a yard, within minutes of the CBD.

"Melbourne from one side to the other has grown far beyond what is reasonable, it is over 100km wide, and it is unsustainable in my opinion. The infrastructure required to service the outlying areas is very damaging to the environment. So we have to come back and look at where inside the city we can create places to live, which means people get four hours of their day back, because they are not driving so long to and from work," said Albert.

"That is the trend, swapping the backyard for a view. You make that cultural shift, and get your time back. You can afford a great apartment not far from where you work. In this Australia is catching up with Europe and the USA, and this is the rationale behind the fast expansion of demand within the Melbourne CBD. People want to live within that 4-5km perimeter, and the backbone of Melbourne lends itself to that."

In keeping with the spacious lines of St Kilda Road itself, overbuilding on the site was avoided by putting a large landscaped courtyard between the eight level tower on the street frontage and the park side 20 level tower at the rear. Green Star initiatives designed into the buildings include the energy efficient façade, which combines double glazing and composite aluminium panels with embedded insulation. All building services are energy efficient, as are all appliances, and there is an onsite tank recycling rainwater for landscape irrigation.

Special features of the apartments include high acoustic standards, advanced digital data infrastructure throughout and a residents spa. There were 38 different apartment layouts on offer in five different colour schemes, with the consequent result that all the apartments are unique.

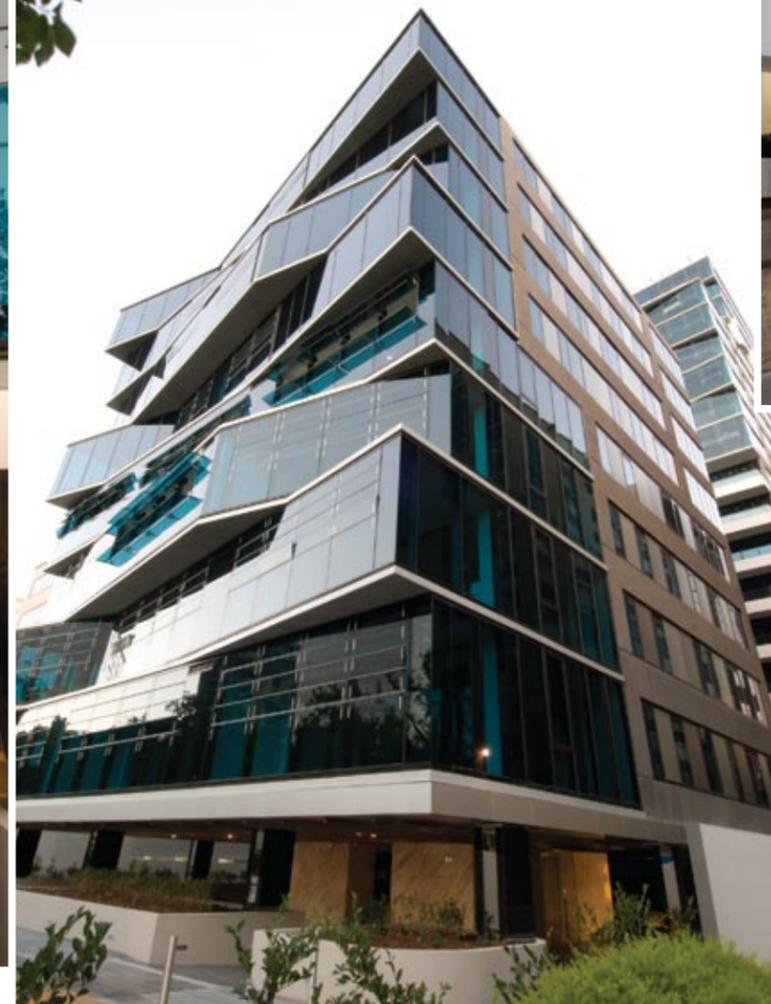
"Contexx did a remarkable job. They came on board after the design stage and it was truly a joint effort between ourselves, the architect, the builders and the consultants. Everyone has contributed to this project to make it what it is today," said Albert.

Contexx certainly solved a challenge or two in delivering the project. Groundwater was present from one level down into the three basement car park excavation, so Contexx had to dewater while they dug, using a non-traditional trenching method.

"Access issues were a major challenge. The site area was 100m deep by 30m wide, and we had to dig a deep basement with access only from the St Kilda Rd side, so we redesigned the basement to suit the site amenities and used top down construction adjacent to St Kilda Rd," explained Contexx Project Manager, Seamus Egan.

"Before excavation commenced we built a 15m by 12m portion of the ground floor adjacent St Kilda Rd. The excavation work to finish the basement progressed below while the platform was used for loading formwork and concrete delivery. This facilitated commencement of the structural works to the Fawkner Park tower whilst simultaneously completing excavation and footing works to the St Kilda Rd tower.

"The real coordination challenge came with the variety of apartment layouts, finishes and fittings including buyer-initiated changes. The finishes are unique with a combination of stones from six different countries that all had to be cut, polished, sized and delivered to site on time.



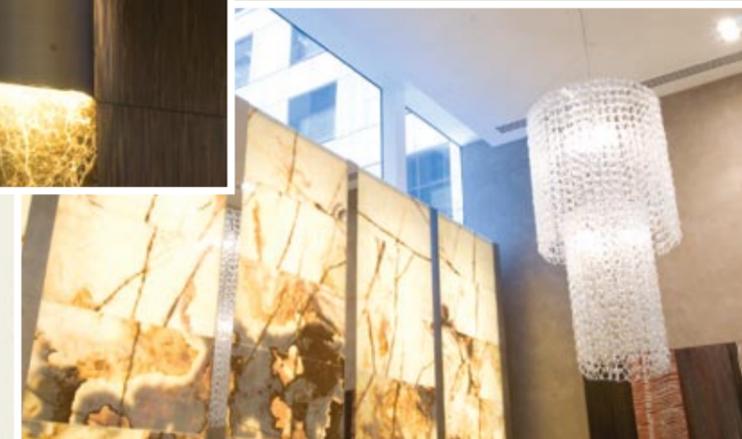
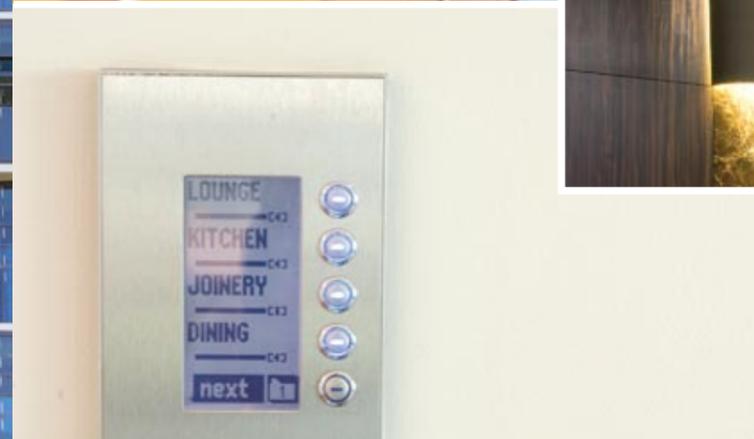
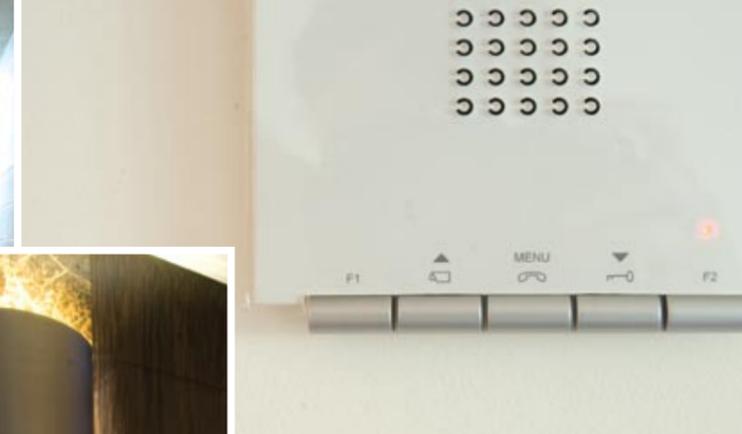
From a design coordination and documentation perspective, the main challenge was successful integration of the complex services transitions to suit the varying apartment layouts, whilst maximising ceiling heights. The high ceilings and spacious feeling to the apartments is a credit to the Design and Construct services subcontractors and the documenting Architects efforts"

Due to the flexible and responsible management of the entire construction process, the project was completed on time, with staged handover from December 2009 through to April 2010, 4 months ahead of the Contract Program.

"All of the subcontractors were carefully selected by Contexx and we actively nurture and support them as a business. This is part of our point of difference and made for a successful project outcome"
The relationship between Contexx and Ubertas has now shifted focus to the Rhapsody project, another luxury residential project being developed by Ubertas at 568 St Kilda Road.

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OPERABLE FAÇADE SUITS ALL SEASONS

If the breeze is balmy, residents of 505 St Kilda Road can with a touch of a button let it in to their apartment, through the custom designed glass operable louvre system installed on both the St Kilda Road and Fawkner Park façades. AGP designed and manufactured the AGP Finline-XTS Operable Glass Louvres, the world's largest frameless glass louvre system.

This façade system is beautiful and practical: creating a naturally-lit space for occupants where the completely motorised louvre system, with indoor push button control, allows in as much or as little fresh air as is pleasant. The glass louvres are supported off custom cast stainless steel louvre arms and aluminium mullions which contain all the operating mechanisms, resulting in an extremely clean-line appearance. To provide good solar protection and minimise heat gain into the apartments, all glass used on this façade was blue tinted, with 13.52mm toughened laminated used for the louvre blades.

In a clever design twist, the bottom operable louvre opens in the opposite direction to the other operable louvres, in a design that was first developed in conjunction with the Buchan Group on the Lucient Apartments projects at 430 St Kilda Road in 2008. The result is a doubling of the clear viewing space that is achieved when the louvre blades are fully opened, which is an ideal application for apartment wintergardens which often have breathtaking views of the surrounding area. This feature is one of the main selling points of these apartments, when compared with other complexes, and a video of this can be seen at www.youtube.com/agpsydney.

During the tendering stage, it became apparent that external access usually required to install the operable louvre system would not be available and a fundamental redesign of the entire system would be required. "In a first for AGP, a new aluminium mullion system was developed in conjunction with Contract Glass & Aluminium to enable fabrication and assembly of the louvre bays complete in the AGP

factory, before being sent to Melbourne where CGA labour installed them on site," said AGP Group Project Manager, Rino Soriente.

"A complete louvre mullion redesign was necessary as a result of the complicated design of the façades, with the floor slab edges at differing positions, as well as the site not using a crane for vertical lifting, or scaffolding for external access. The louvre system needed to be installed completely from within the building, and this simply would not have been possible with AGP's standard louvre design.

"AGP has a history and reputation for developing custom designed glazing, louvre and door systems, however this was perhaps our most ambitious redesign yet. The standard 180 x 60mm louvre mullions was changed into a 180 x 90mm split mullion that would enable the louvre bays to be manufactured in single louvre bays complete with operating mechanisms. These single bays were then able to be lifted into place by CGA labour from within the building."

The 505 St Kilda Road project is a shining example of AGP's approach to their trade – as a specialist façade treatment company, they are known for succeeding with projects beyond the capability of many other firms. AGP is a proudly Australian owned and operated company with a commitment to excellence, innovation, quality and superior performance, in addition to façades and louvre systems in both glass and aluminium, they also design and fabricate frameless glass assemblies, revolving and sliding door entry systems, underwater glazing and security entrance systems.

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KLM LIGHTS UP 'TOORAK'

KLM Group has again demonstrated their ability to design and deliver highly complex electrical and communications infrastructure solutions with the superbly effective systems installed at 505 St Kilda Road.

Their brief encompassed designing, supplying and installing all voice and data cabling, audio visual services to penthouses, television cabling, and electrical services including all power, lighting and mains infrastructure for all 120 apartments, the penthouses, public areas and three car parks.

Communications cabling comprises a Panduit CAT 6A, 10 Gigabyte telephone and data cabling solution. The installation also includes MATV cabling with free to air and Pay TV, monitored exit and emergency lighting, and a security system with a full colour CCTV video intercom system into all apartments. Penthouse residents will enjoy cutting edge audio visual services, with flat panels, surround sound, automation and in some penthouses, AMX control solutions.

"AMX hardware and software solutions simplify the way people interact with technology. With the increasing number of technologies and operating platforms at work and home, AMX solves the complexity of managing this technology with reliable, consistent and scalable control and automated systems," explained KLM's Project Manager Adam Gangi.

Public areas as well as apartments have automated lighting, managed by the C-Bus lighting control system. The C-Bus offers important energy saving benefits.

"C-Bus is a microprocessor-based control and management system for Buildings to control lighting and other electrical services. To ensure fast and reliable operation, each C-Bus device has its own in-built

microprocessor and "intelligence", allowing units to be individually programmed," said KLM's Systems Engineer Mark Thomas.

"Each apartment is designed with a C-Bus lighting control system providing a complete dimming system, master on and off control, scene selection ability, blind and Louvre control."

Among the challenges, KLM installed the 6 metre double sided main switchboard in the basement mezzanine. A crane was used to place the switchboard into the mechanical penetration. KLM also designed and constructed the electrical systems for the backlighting of the unique Onyx Marble feature wall display in the ground floor lobby area. In addition an Italian made 2.5 metre high Chandelier was installed in the main entry to complete the lighting effects and enhance the ambience of this prestigious apartment building.

KLM Group was established in 1981 and has a team of over 800 employees across Australia. With a well-earned reputation as one of Australia's leading electrical and communications providers, KLM offers fully integrated solutions for projects across range of related services including electrical, communications cabling, audio visual, video conferencing, security and energy management services.

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FACILITATING STYLE & KITCHEN BLISS

Beautiful surroundings are complemented by prestige kitchen fit out in the apartments at 505 St Kilda Road. Sampford IXL, an Australian family-owned company, provided Gaggenau appliances for all the apartments, including ovens, microwaves, gas cooktops, induction cooktops, dishwashers, rangehoods and warming drawers.

Most of the approximately 250 fitouts incorporate products from Gaggenau's newly released First Professionals Range, which adds a unique touch to any home, and gives home chefs the same tools as a world class restaurant. These appliances combine form and function in a way completely attuned to a high-end Green Star setting.

The project was overseen by Melissa Kelly, Sampford IXL's National Commercial Projects Manager, and carried out by the commercial division led by Michael Evans and Siew Ean Yeoh.

"Cooperation and organisation between Sampford IXL, Ubertus and Contextx has been exceptional," said Michael Evans.

"We had excellent communication from initial specifications through to delivery and installation. Contextx would advise and update us weekly on any amendments or any issues that needed to be resolved. The only challenge was ensuring all stock was converted to the specific request of Contextx and delivered to meet their scheduling needs. This was an easy challenge to meet."

As more detailed base building fitouts become popular in the high end residential sector, Sampford IXL's expertise born of many decades both manufacturing and procuring appliances is invaluable.

"This trend for detailed appliance fit out has been evident with a number of large projects around Australia such as Soul Apartments in

Queensland and Leighton Beach Apartments in Western Australia and The Garden House apartments in Carlton, Victoria," said Michael. Those projects were both serviced by Sampford IXL, as were Scott Street Apartments in Kangaroo Point, Queensland and Pearl Apartments in the Australian Capital Territory.

Sampford IXL are Australian agents for other prestigious manufacturers including Neff, a German kitchen appliance brand with a pedigree stretching back to 1877. Neff are innovators designing for maximum energy efficiency, ease of care and user-friendliness. Their range includes compact appliances and the 'Slide n Hide' oven. Sampford IXL also supply their own Australian-manufactured and designed lines, such as the Tastic NEO, an award-nominated leading edge combination bathroom heater, extractor fan and light which is energy efficient, features side ducting for ventilation and has a narrow profile, making it suitable for installing between floors in high rise developments.

Sampford IXL add value to projects, not only through the quality of the products they manufacture, source and supply, but also through offering full support for the developer and the end user, including warranty and servicing, and even cooking demonstrations.

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IN CHAMPIONSHIP FORM

Innovation paid off for Form 700 on the 505 St Kilda Road project, allowing them to complete structural concrete works for the high end apartments ahead of schedule, despite design complexities and the need to construct two buildings simultaneously with only one tower crane.

Their role entailed all the works involved in building the concrete structure: supplying and erecting formwork; supply and fix reinforcement; supply and install post tensioning; supply, pump, place and finish concrete; and supply and operate two jumpform systems for the core walls. Being able to handle all the aspects of the job rather than bring in subcontractors for key tasks contributes to Form 700's efficiency and allows for more comprehensive quality control.

"Form 700 had a workforce of 60 persons on this project. To achieve the programme commitments of the lower more difficult floors including the swimming pool area, we had to use large quantities of formwork material," said Paul Brazis, one of the three owners of Form 700.

"Building two buildings with one tower crane was a challenge. Use of our self climbing screens and jumpform systems meant that using one crane was possible. The whole perimeter of the structural works is protected by a self climbing safety screen system. The self climbing nature of the screens means that the screens are not lifted using the tower crane as is usually the case. This enables the crane to be devoted to more productive lifting. This self climbing screen system is provided by Form 700 on all our projects.

"Reinforcement made from recycled steel was used on this project. Very little timber is used by Form 700 as we use steel tableforms and aluminium panel formwork systems. Form 700's steel fabricated 'H' column access tower was nominated for the Work Safe design award in 2008."

Form 700 Pty Ltd was incorporated in November 2002, and has 400 direct employees across Victoria, South Australia and Western Australia, lending their talents to industrial, commercial and high rise residential developments. The skills embedded in the company include Project Managers, Site Administrators, Engineers, Draftspersons, Forepersons, Leading Hands, Carpenters, Steelfixers, Concretors, Scaffolders, Crane Drivers, Dogmen and Building Labourers.

Form 700 recently completed the South Wharf Development, also for Contextx.

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