

HIGH RISE RESIDENTIAL & COMMERCIAL SPECIALIST

557 Little Lonsdale St involves the design and construction of a single 26 level tower comprising 195 apartments and a single retail tenancy on the ground floor, with an average energy rating of 6 stars.

Maxcon Constructions Pty Ltd is a Melbourne based, family owned and operated construction company which specialises in high-rise residential and commercial projects and prides itself on its client service, innovation and highly stringent ethical standards. The company was engaged to design and construct the recently completed apartment development, Metro Park West Apartments, at 557 Little Lonsdale Street, Melbourne.

The \$35 million, 195 apartment project, designed by Bruce Henderson Architects Pty Ltd comprises a single 26 storey tower. The lowest storey, including a partial mezzanine level, is built to the boundaries of the site, whilst the next 7 levels are set back 2 metres from the street frontage and 5 metres from the rear southern boundary.

Above the 6th level, the tower is set back another 2 metres from the street frontage. Two 3 metre by 3 metre light courts are located on eastern and western boundaries and extend from mezzanine floor level to the roof. A retail tenancy of approximately 100 square metres is located to the western side of the street frontage on the ground floor. The project structure comprises pile footings, precast external walls, in-situ core walls and columns (changing to pre-cast at Level 7), a mixture of traditional, Bondek and post tensioned slabs.

The experienced team led by Anthony Elzain (Director), David Elzain (Senior Site Manager) and Peter Storey (Project Manager) takes pride in Maxcon Constructions' ability to deliver a project to meet its client's requirements, while overcoming several major design challenges.

One of these design challenges was due to neighbouring buildings creating wind turbulence and the small footprint of the building. This meant that the core structure was unable to be designed to meet the accepted levels of building acceleration (shaking of the building) without affecting the size of apartments and voiding pre-sale contracts. To overcome this and reduce the effects of acceleration on the building, Maxcon Constructions redesigned the size and shape of the fire water storage tank on the roof of the building to act as both a damper and water storage tank.

Traditionally damper tanks are built out of insitu concrete, however, to limit the weight of the damper tank on the roof structure, Maxcon Constructions manufactured a steel U-shaped tank, which was a new product used by the company. The development of a U-shaped damper tank shows that Maxcon Constructions' project team were able to think outside of the square and develop new technologies to overcome difficult challenges.

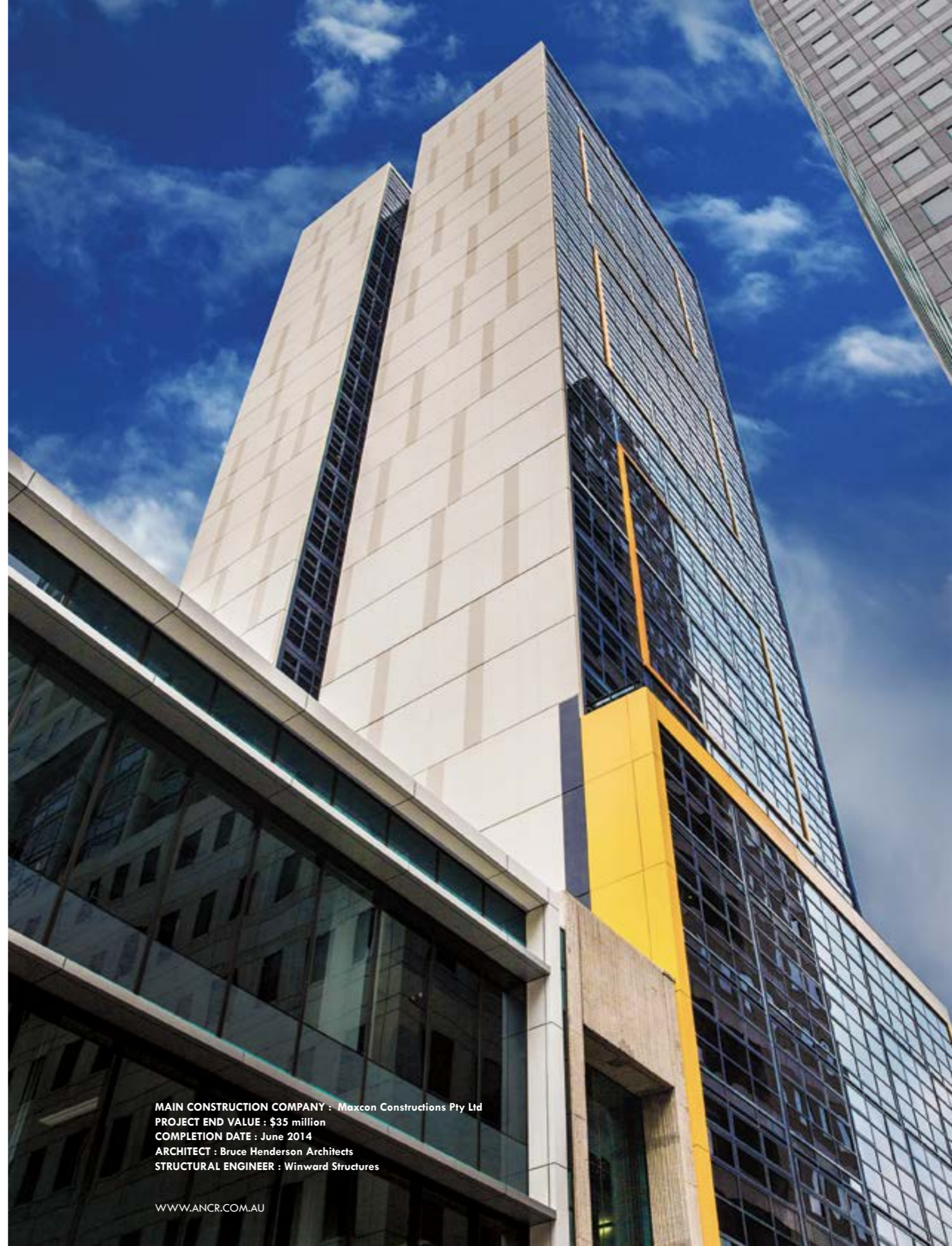


Another challenge was due to the limitations on the size of the site, the key for the developer in the design was to maximise the sellable area by reducing the common areas on each floor. This involved developing a complex fire engineering design utilising the lifts for fire evacuation and a single fire evacuation staircase.

The Maxcon team, during the design and development stage of the project, commissioned for its first time, a building design that was fully compliant with Australian Standards and the Building Codes - this limited MFB involvement in the design compliance of the fire services in the building as all elements were code compliant and not subject to redesign by the MFB.

Other apartment projects Maxcon Constructions are working on include The Hub at 4-16 Garfield Street, Richmond, Victoria (170 apartments, 2 buildings comprising 3 and 8 storeys and a landscaped common area), My Place Apartments at 10-12 Albert Street, Hawthorn East, Victoria (151 apartments, 7 storeys with 3 basements, 1 tenancy, common area facilities including spas and outdoor kitchens,) and 381 Cremorne Apartments at 381 Punt Road, Cremorne, Victoria (63 apartments, 5 townhouses, two tenancies, 7 stories with 2 basements).

For more information contact Maxcon Constructions Pty Ltd, Level 1, 164 Flinders Lane, Melbourne VIC 3000, phone 03 9650 9580, fax 03 9650 9960, email, info@maxcon.net.au, website www.maxcon.net.au



MAIN CONSTRUCTION COMPANY : Maxcon Constructions Pty Ltd
PROJECT END VALUE : \$35 million
COMPLETION DATE : June 2014
ARCHITECT : Bruce Henderson Architects
STRUCTURAL ENGINEER : Winward Structures

ALL U WANT BUILDING SUPPLIES - ONE STOP SHOP

All U Want Building Supplies Pty Ltd (AUW Building Supplies) has provided materials to projects all over Melbourne including the 557 Little Lonsdale Street project. AUW Building Supplies offer an extensive range of top brand products at competitive prices to the trade and to the public.

The products available at AUW Building Supplies include all types of timber such as structural pine, hardwood, LVL's, treated pine, plywoods, skirting and architraves, doors as well as fasteners, nails, abrasives, silicones, fibre cement products, plasterboard, render and texture products, polystyrene and insulation.

AUW Building Supplies stocks a range of top-quality fire rated cladding and metal systems (Quick & Tuff Panels, Studco Building Systems, Rondo Wall and Ceiling Systems). AUW Building Supplies also stock an extensive range of professional quality power and hand tools

including brands such as Makita, Festool, Protool, Dewalt, Ramset, Hitachi, Paslode, Position Partners, Stanley, Bahco, Marshalltown, Axis, Ox Group and Intex Group.

Staff at AUW Building Supplies offer "a professional and friendly service" and boast expertise in the products they stock. AUW Building Supplies offers a delivery service across Melbourne with "prompt delivery". The company's "one stop shop" is situated at the corner of Albert Street and Harrow Street, Preston, Victoria. It has easy truck access for picking up of orders and is open from 6.30am to 5pm Monday to Friday and 7am to 1pm on Saturday.

For more information contact All U Want Building Supplies Pty Ltd, 80 Albert Street, Preston VIC 3072, phone 03 9470 2855, fax 03 9470 2866, email sales@auwbs.com, website www.auwbs.com



"A BUSINESS BUILT ON SERVICE"

Ultimate Air Conditioning Pty Ltd is an air conditioning and mechanical services specialist. The company supplied and installed the air conditioning, toilet and rangehood ventilation, essential services and mechanical services for the 557 Little Lonsdale Street project.

Ultimate Air Conditioning has been in business for 15 years and the company's 14 employees take pride in the company motto, "a business built on service". Ultimate Air Conditioning supply and install all leading brands of air conditioners as well as offer preventative maintenance contracts.

"Mitsubishi Electric is pleased to have partnered with Ultimate Air Conditioning in this exciting project," said a company spokesperson.

The air conditioning system installed for the 557 Little Lonsdale Street project is Mitsubishi Electric's unique, world patented, 2 Pipe Heat Recovery Variable Refrigerant Flow System. This system has been developed and manufactured in Japan and is marketed in the United Kingdom, United States, Europe, South Africa and throughout Asia and Australia.

It ensures that each apartment has the capability of selecting individual temperature and mode timer functions. These selections can be made irrespective of the mode of neighbouring apartments or the primary

mode of the condensing units. With true "Heat Recovery" occurring, benefits in operating costs can be realised. In addition, Mitsubishi Electric's COP's (Co-efficient of performance figures) ensure highly efficient operation.

For more information contact Ultimate Air Conditioning Pty Ltd, 84-90 Lakewood Boulevard, Braeside VIC 3195, phone 03 9588 2929, fax 03 9588 2939, email mark@ultimateaircon.com.au

For more information contact Mitsubishi Electric Pty Ltd, Suite 2, 10 Compark Circuit, Mulgrave Victoria 3170, phone 03 9533 7800, email vicsales@meaust.mcap.com



557 Little Lonsdale St, VIC



PRECISION IN GLASS

Precision Shower Screens & Robes Pty Ltd is a family owned Victorian Company manufacturing, supplying and installing custom shower screens, mirrors, coloured glass splashbacks and sliding robe doors for over 10 years.

Precision's products have developed in response to the demands of architects, engineers, designers and builders, meeting the needs of the retail, trade and commercial industries. Precision offers leading commercial glass & wardrobe installation services for apartment and multi-unit developments across metropolitan Melbourne. Whether you're looking for commercial glass installations to improve the image of your commercial project, or the installation of specialist glass products perfectly suited to your requirements, Precision can provide solutions to meet your needs.

Precision's team of skilled glaziers are on hand to provide quality glass manufacture and installation services for your commercial property today. All commercial installations are backed up by a guarantee on workmanship demonstrating their commitment to the highest quality of service and satisfaction.

Precision is committed to providing outstanding customer service and offer one point of contact from Tender to Installation. They believe in building strong, professional business relationships with their customers and suppliers which keeps them at the forefront of their industry.

Precision understands their clients needs for cost effective, consistent, quality outcomes completed on time.

Precision Shower Screens & Robes Pty Ltd manufactured, supplied and installed the semi-frameless shower screens for the 195 apartments for the Maxcon Project at 557 Little Lonsdale Street, Melbourne.

Precision are Proud to be a Preferred Supplier for Maxcon Pty Ltd for the past 8 years.

For more information on our full range of products contact Precision Shower Screens & Robes Pty Ltd, F2/57-59 Canterbury Road, Montrose VIC 3765, phone 03 9728 8100, fax 03 9728 5888, email sales@precisionshowerscreens.com.au, website www.precisionshowerscreens.com.au