

COROMANDEL PLACE

MAIN CONSTRUCTION COMPANY : Maxcon Pty Ltd
CLIENT : VicLand
PROJECT END VALUE : \$20.4 million
COMPLETION : October 2011
ARCHITECTS : Bruce Henderson Architects
STRUCTURAL & CIVIL ENGINEER : Bonacci
ELECTRICAL, MECHANICAL, HYDRAULIC & SERVICES : ALA
BUILDING SURVEYOR : McKenzie Group



LANDMARK IN THE MAKING

The Coromandel is a boutique residential development set to be completed by the end of 2011. Historical architecture, upmarket shopping, restaurants, bars and theatres are just a handful of the enticements, which surround this striking development. The Coromandel is located in one of Melbourne's famous, established residential laneways just off Little Collins Street. Apartments boast stunning views of Melbourne and residents can enjoy celebrated travel destinations such as Chinatown and Federation Square, which are just a few minutes' stroll away.

Destined to become a landmark meeting place, The Coromandel will feature an exclusive, beautifully landscaped roof garden with full facilities. The entrance to the building will feature a bar/café and restaurant, perfect for a quick bite before the theatre or as a special meeting place in the city.

Maxcon were awarded the \$20.4 million building contract for The Coromandel by developer Vicland Corporation with whom Maxcon enjoy

a solid relationship, having worked on numerous projects together over the years. As the sole appointed builder of the project, Maxcon was entrusted to execute and deliver the development to the highest construction standard. Maxcon worked alongside Vicland Corporation during the design stages to ensure that the project was designed to be as cost effective as well as environmentally friendly as possible.

Maxcon specifically contracted only the highest quality trades to work alongside the company's own highly skilled employees. This was to ensure that all works were completed on time and to Maxcon's demanding standard. The office team took on the task of ensuring that all works progressed smoothly onsite; precise organisation and timing being a key element to the project's success.

A considerable percentage of Maxcon's dedicated team, both in office and onsite supported and assisted the construction of the prestigious

Coromandel. Whether it was preliminary works onsite, organising deliveries or works during the final fit outs, a vast number of Maxcon's team worked relentlessly to hand over The Coromandel not only on time and within budget but also at the highest possible standard.

Both Maxcon's Director Anthony Elzain and Site Manager Spiro Christophidis spent a great deal of time stationed both onsite and in Maxcon Head Office, managing alongside Project Manager Carol Elzain and Darryn Pincott who painstakingly co-ordinated each procedure.

The location of the project proved a slight challenge. While Maxcon have a wealth of experience in delivering outstanding developments in the small, charming yet tiny laneways Melbourne is famous for, The Coromandel posed the extra challenge of being situated directly in front of the popular Citadines hotel. Maxcon's office team had to ensure all large delivery vehicles, which needed to reverse into the tight laneway, were timed to a rigid schedule, leaving little or no room for delay or error. It was essential that delivery be undertaken quickly to ensure that the optimum amount of progress was made during each day. With deliveries entering the one-way

laneway from Little Collins Street, it was vital that the laneway be cleared quickly ready for the next delivery. This meant drivers were not forced to waste time driving around the busy city block waiting for the laneway to become vacant.

Maxcon were extremely mindful of its neighbouring structures during the construction process and ensured benchmark safety practices were at all times in place.

Other Melbourne-based projects the Maxcon team are involved with include Elan Apartments (Carlton), Habitat (Southbank), Tranquillity Apartments (North Fitzroy), The Tower (Alphington) and Infinity 88 in Franklin Street.

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CONCRETE RESULTS

XE Concrete Constructions has been developing and delivering successful and innovative formwork structures for projects across Victoria for eight years.

The Coromandel project is the third consecutive project XE Concrete Constructions has delivered for Maxcon Pty Ltd. According to XE Concrete Constructions, each project was delivered comfortably prior to schedule, within budget and without any interference or hindrance.

“XE Concrete Construction’s talent for innovation and passion for formwork have ensured that clients’ expectations are surpassed,” she says. “We have built our reputation on the experience in the construction of high-rise concrete structures and associated designs.”

XE Concrete Constructions was engaged to provide services to erect the formwork structure for the 18-storey apartment complex at 26 Coromandel Place, Melbourne.

“Our role was to erect suspended floors, from basement to level 18, incorporating all technical supervision and providing highly experienced formworkers.” “We were also engaged to ensure the safe and strategic operation of the jump form, including the assembly and dismantling.”

Accurate training of staff and strict management policy were employed to ensure consistent and uniform services. The project was completed ahead of schedule and progressed smoothly with no major interruptions other than inclement weather.

“XE Concrete Constructions will devote time to create strong partnerships maintaining the trust and integrity of its many longstanding clients. Over 95% of the business is return business.”

XE Concrete Construction’s approach to each individual project is to focus strongly on early planning, programming, schedule, budget and the careful selection of a highly capable team of foreman(s), formwork carpenters, concreters and labourers.

“Importantly, our extensive experience in both formwork and concrete means that we understand what’s needed in technical terms. It also means that we understand the importance of deadlines and tight production schedules.”

“We are proud that XE Concrete Constructions has gained an enviable reputation - both in Melbourne CBD and beyond the urban boundary - for our ability to deliver high quality workmanship and results in short timeframes.”

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DOING THE GROUNDWORK

One of Australia’s leading independent reinforcing steel suppliers, Mesh & Bar supplied all the concrete reinforcement requirements for The Coromandel project site.

Since 1999, Mesh & Bar Pty Ltd has supplied the Australian construction industry with a wide range of concrete reinforcing products. The company is committed to a sustainable environment by only using recycled steel in its reinforcing mesh and reinforcing bar products.

For The Coromandel project the company supplied around 175 tonnes of concrete reinforcement.

“We were there for the duration of the structure, which took around 8 months,” says Mesh & Bar’s Sandro Perinetti.

“Mesh & Bar were engaged by Maxcon to supply and deliver concrete reinforcement material to the site and we successfully achieved this, the only major challenge being overcoming difficult access to the site,” he says.

For Mesh & Bar, The Coromandel was a medium sized project. “We supply reinforcement to most segments of the market. Residential and commercial to civil infrastructure projects,” Sandro says.

The types of products supplied by Mesh & Bar include: reinforcing bar and mesh, reinforcing accessories and various building products.

Mesh & Bar has offices in all eastern states of Australia with major centres in Sydney, Melbourne and Brisbane. It also has regional branches in Newcastle, Wollongong and the Sunshine Coast (Coolool Beach).

“Mesh & Bar employs very experienced professionals from the reinforcement industry. Our General Manager, Operational Manager and Sales Manager have a combined industry experience exceeding 50 years,” Sandro says.

“It is this industry experience and expertise coupled with investment in the latest plant and equipment by the shareholders that has helped the company to grow to its present strength in a relatively short span of time.”



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