



# LIVING THE HIGH LIFE

**MAIN CONSTRUCTION COMPANY :** Urban Apartments Pty Ltd  
**ARCHITECT :** Urban Link Pty Ltd and Olsson & Associates Architects Pty Ltd  
**PROJECT VALUE :** \$65 million

In the perfect location for a contemporary lifestyle and with stunning views of the Sydney skyline, the \$65M GM Tower is the tallest CFC clad mixed-use commercial and residential tower in New South Wales. Spread over 25-levels the building encompasses retail shops, large commercial floor plates as well as a mix of one, two and three bedroom apartments with elegant finishes throughout.

**Construction is about people working together, relationships and building, and this is exactly what Urban Apartments Pty Ltd is about.**

Founded in 1987 by George Elias, Urban Apartments (Urban) is a vibrant construction and property development company. Based in Sydney they specialise in high quality residential and mixed-use property development in strategic and prosperous locations around New South Wales.

Today, Urban has grown to become a significant contributor to the Australian property market. Their 60 permanent staff continue to build on a wide ranging portfolio of apartments, commercial buildings and retail facilities, upholding an esteemed reputation and prominence in the construction industry.

“On the GM Tower project in Burwood we had a team of around 15 permanent staff and worked with numerous subcontractors. This is how we structure the majority of our projects now,” advised David Kamel, Urban’s Senior Project Manager.

“Our strong management focuses on driving the processes that we have developed to run our business. It’s assisting us to expand, build and strengthen our position within the industry.”

Urban goes to great lengths to select prime locations, give each building the highest

quality construction and remarkable internal finishes to appeal to today’s buyers. They’ve also invested heavily in systems, processes and experienced staff from the industry to safely manage the growth that has been achieved to date.

“We’ve developed a robust management and cost control system across the business as a part of this continual investment,” added David.

The relationships Urban have built is an important aspect for them and their business. “Cooperating with stakeholders and business consultants enables us to reach optimal solutions and a quality end product for all development projects,” said David.

“We’ve worked closely with our team of architects, designers, planners, interior designers, project engineers, development managers and project coordinators to create this magnificent modern iconic building that will create prominence in the area.”

The \$65 million GM Tower project is the tallest CFC clad residential tower in the inner western Sydney suburb of Burwood, New South Wales. Urban liaised heavily with James Hardie to ensure the CFC system was not only capable but also would surpass the requirements for acoustic and thermal ratings. Each modern apartment is strategically positioned providing vast uninterrupted views across Sydney. It’s a single tower with

cost efficient corporate levies, energy efficient usage and first class architectural design and has been a popular choice amongst buyers and commercial tenants.

“GM Tower is a landmark residential tower in the central heart Burwood. It’s design and location is unrivalled. The one, two and three bedroom modern, luxury residential apartments start at Level 11,” stated David.

Amongst the many luxury features at GM Tower you’ll find:

- All high level apartments with expansive open plan living area, full height glass walls, European made appliances, timber flooring
- Stunning city skyline and Harbour Bridge views
- Access to great facilities within the building such as externally run Childcare and state of the art 24 hour Gymnasium
- Walking distance to amenities including Burwood Railway Station, Westfield Shopping Centre and local schools

“GM Tower project have been truly magnificent and in time we are sure it will be recognised through many building and construction awards.”

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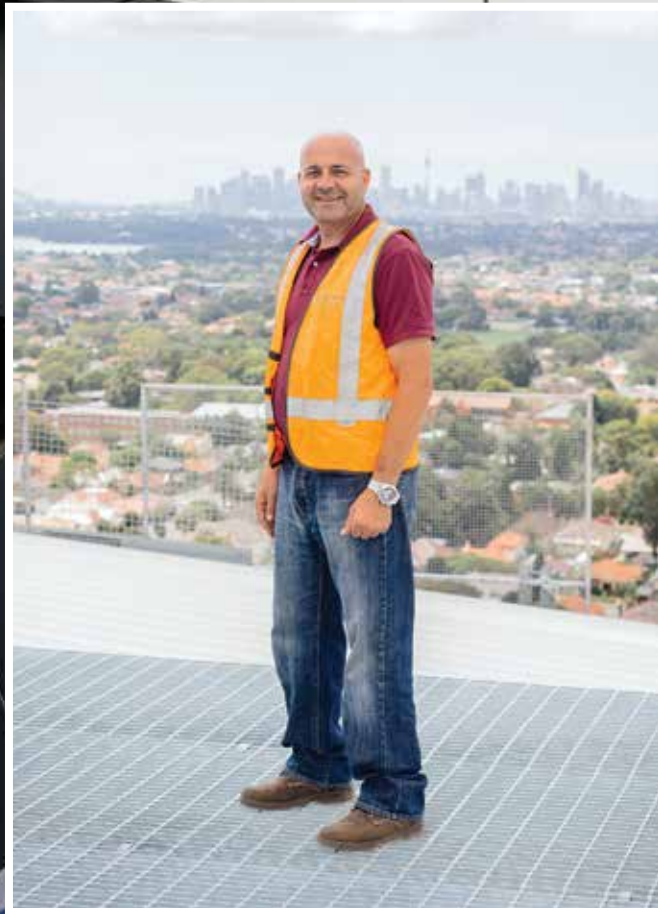




**Below** K Kanaan Engineering provided the structural steel roofing for GM Tower.



**Below** The Air Conditioning Guys provided the air conditioning and mechanical ventilation for GM Tower.



It's rare to find a metal fabricator that specialises in all types of metal fabrication from structural works, balustrading, louvres, façades, awnings, pergolas, motorised gates and fences in aluminium, steel, wrought iron, stainless steel and glass. But K Kanaan Engineering Pty Ltd specialises in all this and more, following strict guidelines set by the Building Code of Australia and Australian Standards, and the reason Urban Apartments chose them to complete a multitude of work on the 27-storey GM Tower on Deane and Elva Street in the heart of Burwood.

The \$55 million GM Tower is the tallest residential tower ever planned in the inner west suburb of Burwood. The landmark building comprises one, two and three bedroom modern four-cornered positioned apartments with undisturbed views across Sydney. The first-class architecturally designed single high-rise building includes energy efficient usage with residential apartments starting from level 11.

"Our work on GM Tower began in September 2014, with many contractors on-site at any one time," stated Khaled Kanaan, Director at K Kanaan Engineering Pty Ltd. "We've provided all the structural

steel roofing, aluminium glass balustrading, aluminium louvres and steel façades on this project."

K Kanaan Engineering Pty Ltd has an outstanding reputation and has operated for over 10 years in the Middle East and 20 years in Australia.

"Like most large projects, the biggest challenge is always meeting deadlines and working around and fitting in with other contractors," said Khaled. "But I can proudly say our team achieved every deadline successfully."

K Kanaan Engineering Pty Ltd are currently working on a variety of residential and commercial projects around Sydney.

**For more information contact K Kanaan Engineering Pty Ltd**, 10/71A Milperra Road, Revesby NSW 2212, phone 02 9771 2222, email kkkanaan@ozemail.com.au, website www.kkanaanengineering.com.au

Since opening in 2006 the Air Conditioning Guys have been continually growing. As an innovative young team and company it's not surprising, as they supply and install only quality, efficient and contemporary Air Conditioning and Heating Systems.

ACG Air Conditioning strives to provide friendly helpful service to the community and presents the highest quality of Air Conditioning in Sydney. They believe in offering only the highest quality product and reliable service at a competitive price to all customers. ACG Air Conditioning was founded in 2006 with the goal to provide exceptional air conditioning to all of Sydney and eventually Australia Wide.

"Whether it's indoor or outdoor, home or business we offer everyone a tailored solution to meet their needs and requirements," informed Project Manager Raffi Zakarian. "Our specialised team design the most economical, efficient and energy friendly solution."

The Air Conditioning Guys have teams for both Commercial and Residential projects with only the expertise. They have successfully completed installations in factories, offices, restaurants, bars, shopping malls, apartments and even churches. Now their design

ability and know-how has created outstanding efficient and energy friendly air conditioning and mechanical ventilation solutions for GM Tower at Burwood.

"After assessing plans and meeting with architects and builders onsite we were able to find the most environmentally friendly and aesthetically pleasing solution and one that had a cost effective outcome for future owners too," said Raffi. "In this case we chose the new III pipe VRV by Daikin for GM Tower."

The Air Conditioning Guys expertise is currently being utilised on a variety of new projects around Sydney including 52 Apartments for Aland in Ashfield, 97 Apartments for Trinity Constructions Bankstown, with another 203 Apartments in Newtown for Omay. Please refer to our Company Portfolio on their website for more work by their Commercial team.

**For more information contact Air Conditioning Guys Pty Ltd**, 180-182 Canterbury Road, Canterbury NSW 2193, phone 02 8021 3735, email steve@airconditioningguys.com.au, website www.airconditioningguys.com.au



**Below** Tomark provided the interior and exterior façade and cladding for GM Tower.



**Below** B-Seal provided the joint sealing and caulking for GM Tower.



**Sydney based Tomark Group is Australia's leading composite architectural cladding systems supplier and installer.** Their reputation for excellence in supply and delivery of specialist aluminium composite panels, other forms of cladding for building façades and interior feature works made them a natural choice for the cladding systems on Burwood's tallest residential building, GM Tower.

With consistent performance throughout the building and construction industry, Tomark's determination, approach and reputation is evident in their past and present projects.

"Our main success over the past 15 years has been delivering nothing short of satisfaction for all our clients," said Tomark's General Manager, Zvonimir Kurtovic. "We use approved installers and deliver high quality external and internal wall cladding product, guaranteeing 100% quality installation of all our cladding systems. Completing both fabrication and installation allows us to provide very unique and customisable solutions."

Tomark are an industry-leading organisation specialising in consultancy, project management, design, installation and fabrication of aluminium composites and façades.

On GM Tower, Tomark supplied and installed one of the best exterior products available today — Alfrex non-combustible aluminium composite panels. Alfrex is an aluminium composite panel (ACP) that uses non-halogen material as the core material. As such, it is an environmentally friendly construction material that does not generate toxic gas in the event of a fire.

"Working in stages we started on the base of GM Tower in August," informed Zvonimir. "The project is very detailed architecturally and extremely high. At the top our installers worked from a box held by the crane. The client and architect were so happy with the outcome, they have added more composite material to the project."

Tomark relish in detailed and architecturally complicated projects where they can assist architects and clients to get top finishes. Over the years they have proudly worked with some of the biggest construction names and projects.

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**For over 10 years B-SEAL has been specialising in waterproofing and joint sealing, and proudly completing some of Sydney's finest projects.** Many of their employees have more than 20 years extensive experience in the waterproofing and joint sealing trade.

On the GM Tower project B-Seal provided the necessary waterproofing for all internal and external areas from bathrooms, laundries, balconies, planter boxes and the rooftop.

GM Tower at 11 Deane Street is the newest and tallest residential tower in Sydney's inner west suburb of Burwood. The 27-storey tower comprises 3 retail levels, 9 commercial and 15 residential.

"Eight of our employees contributed to completing the works at GM Tower project," advised John-Paul Boutros, Director of Operations at B-Seal. "We've completed all the joint sealing and caulking for all internal wet areas, kitchens, laundries, balcony tiling, planter boxes and the rooftop and external expansion joints and façades - wherever a joint sealing application was required."

B-Seal guarantee quality by only using top-of-the-range products supplied from SIKA Australia and Durotech Industries.

Along with their specialised waterproofing and joint sealing, B-Seal are also experts in applying Crack Injection Waterproofing.

B-SEAL is currently working on a variety of other projects with Urban Apartments, Dasco Australia Pty Ltd and ICON Construction Group.

*For more information contact B-Seal Pty Ltd, phone 0404 834 140, email info@bseal.com.au*



**Below** Extinguished Fire (NSW) provided the sprinkler and hydrant for GM Tower.

**Below** Multiform Group provided the formwork component for GM Tower.



A Corporate Gold Member of the Fire Protection Association Australia (FPA) Extinguished Fire (NSW) Pty Ltd was established in 2007 to develop and provide expertise with the capability to design, install, maintain, modify and certify of all types of fixed and portable fire protection systems in accordance with standards and statutory requirements.

“On GM Tower at Burwood 6 of our 35 employees began work in January 2015 and will complete the installation of a combined sprinkler and fire hydrant system throughout by April 2016,” said Greg Hunter, Director of Extinguished Fire Pty Ltd. “We provide fire protection services in a fast and effective manner at a time that suits the customers’ individual needs.”

Extinguished Fire provides fire protection, supply and installation of fire sprinklers, fire hose reels, fire hydrants, and fire detection and evacuation systems at competitive rates. They have an extensive range of project experience in all major industries and project types such as; infrastructure, health, mining, retail, food processing, pharmaceutical, commercial, government, defence and residential.

“During the past decade we’ve worked on many mining projects throughout New South Wales for the coal industry,” added Greg. “Currently we’re working on a variety of residential projects and are finishing Dubbo Hospital for New South Wales Health.”

Extinguished Fire is capable of undertaking any size project from a shop fit out to a high-rise office tower. They provide design and installation services ranging from a conceptual design through to a complete turnkey solution. Including Automatic Sprinkler Systems, Hydrants/Hose Reel Systems, Gas Suppression Systems, Restaurant, Suppression Systems, Water Deluge Systems, Fire Detection, Occupant Warning & Evacuation System, All Technical and Material Safety Data Sheets, Residential Sprinkler Systems, Testing and Maintenance, Supply and Installation of Extinguishers and Complete Design of all Fire Systems.



*For more information contact Extinguished Fire Pty Ltd, 18 Mary Parade, Rydalmere NSW 2116, PO Box 1037 Dundas NSW 2117, phone 02 9638 4135, email [greg@extinguishedfire.com.au](mailto:greg@extinguishedfire.com.au), website [www.extfire.com.au](http://www.extfire.com.au)*

**Leading the formwork industry in New South Wales is Multiform Group.** Their highly competent, experienced and multi-disciplined team of experts have recently completed the 24-storey GM Tower on Deane and Elva Street in the heart of Burwood for Urban Apartments. Multiform not only delivered their formwork component seven weeks ahead of the agreed construction timeline, they also received a 100% safety audit result from Urban Apartments.

“This is a normal expectation for delivery to our clients,” confessed Project Manager Hasan Mearbany. “The work conducted by our team at GM Tower demonstrates our ability and professional services. The high level of specialist formwork skill and the discipline of our team, together with the leadership of our management staff is the basis of the excellent culture that is Multiform from control safety, environment and productivity to industrial relations.”

Multiform is a professional company, fully equipped and highly capable of undertaking large-scale projects. They offer a range of services across the building, civil and infrastructure sectors including formwork and falsework design and construction, reinforcement fixing, concrete placement, project management and programming and logistics.

Multiform specialise in the use of formwork such as Shutter System, Stairmaster System, Jump Form System and Conventional Formwork. They are at the forefront of the building industry: a commitment to quality and construction safety management systems are constantly assessed and improved upon. In addition Multiform ensures that their safety systems are placed at the highest levels of quality management.

Multiform has been involved in a number of first class building structures around New South Wales and as well as successfully promoting teamwork, commitment and community spirit, they recognise that employees are their greatest asset.

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