

ONE-STOP-SHOP

DEVELOPER : Peet Mandurah Syndicate Ltd

MAIN CONSTRUCTION COMPANY : Focus Building Company Pty Ltd

ARCHITECT : The Buchan Group

STRUCTURAL ENGINEERS : Wood & Grieve Engineers

CONSTRUCTION VALUE : \$50 million



The \$50M Lakelands Shopping Centre is located 65km south of the Perth CBD and is set to form the Town Centre of the Lakelands Private Estate. The Shopping Centre will comprise a Kmart, ALDI and a 5,000m² Coles supermarket; and the three popular retailers will also be joined by 47 specialty stores and service providers, a childcare facility, medical centre and a pharmacy.

Undertaking the centre's construction was Focus Building Company – consisting of a full fitout of the mall (including ceilings, walls, skylights, glazing and tiling), Aldi, a childcare centre, Centre Managements' office and a library. Additionally, the company completed fitouts for Coles and Kmart and shop shells for 47 specialty tenancies (for fitout by the lessee's contractors). It also completed pad sites – installing main services and earthworks prior to the lessee's building works (McDonalds, KFC and Coles Express).

Focus Building Company also undertook all external works, including construction of carparks, Main street (which will also feature a number of food outlets and a restaurant), the townsquare and landscaping.

“The shopping centre is a conveniently-sized centre,” explains Focus Building Company Director, Shaun Hughes. “Unlike the larger centres, the residents will be able to park close to the centre and have easy access to all of the stores – quick drop-ins to Coles on the way home from work will be possible.”

“The mall itself is open and full of natural light, provided by the skylights on either side of the mall and feature skylight cones dotted

throughout. The mall bulkhead is made of a curved wood grain Trespa panel feature. This meanders down the mall which has quite a visual impact, while raw materials such as concrete timber and galvanised steel have been used as finishes through the external façades of the building,” describes Shaun.

“Aluminium fins are being installed in a random pattern along the Mandurah Road Coles elevation. These fins will have LED backlighting which will be able to be lit up in different colours – that is, the whole wall could be backlit green for St Patrick's Day or red and green for the festive season,” he adds.

The presence of limestone throughout the site and proximity of an established residential community (including a school) have posed some challenges. Service relocations along Mandurah Road also held up works on the western elevation area of the site, while access for overlength deliveries was an issue.

“We had to arrange an access track through the adjacent subdivision to get the overlength deliveries to site – roof sheets, steel, etc,” explains Shaun. “The mall roof sheets were in some cases over

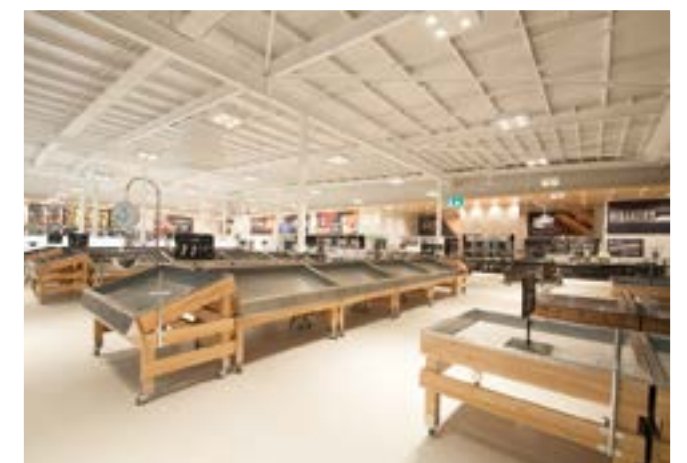
30m in length, we had to roll these sheets on site.” He also cites the erection of high-level pylon panels (up to 19m high) to the north and south elevations and design changes to the Coles supermarket as other challenges. “The store design was considerably changed during the construction period to bring it in line with Coles current design standards,” says Shaun.

Even with design changes and a number of variations, Focus Building Company have hit all contractual dates and surpassed expectations in meeting programme schedules. “We acknowledge the support from our clients Peet Limited and NS Projects in winning this project over some of the more well-established Tier 2 builders in Perth as competition,” adds Shaun.

Focus Building Company is also working on Our Lady of Grace Primary School in North Beach, Mother Teresa Catholic School Stage 3 in Baldivis and Geddes Street Light Industrial Units with Mezzanine Offices in Balcatta for AGEM Property Group.

As can be seen from the Lakelands Shopping Centre development and its current projects, Focus Building Company is being awarded contracts of significant calibre – even though it is just three years young.

For more information contact Focus Building Company Pty Ltd, L1, 102 Stirling Highway, Nedlands WA 6009, phone 08 9386 4240, email admin@focusbuilding.net.au, website www.focusbuilding.net.au





TES SETS SIGHT ON COMPLETION OF A NEW RETAIL COMPLEX IN LAKELANDS TOWN CENTRE DEVELOPMENT



Providing cost efficient and innovative electrical solutions to a variety of clients and industries, TES Electrical is recognised in Perth as the electrical contractor for some major projects, including the all new Shopping Centre development in Lakelands.

TES Electrical is a well-established and highly regarded electrical company, specialising in all aspects of the electrical contracting industry.

The new 20,000m² Lakelands Shopping Centre project was anchored by three major tenants being Kmart, Aldi Supermarket and a Coles Supermarket along with 40 other various specialty food, retail and service tenancies, a childcare centre, library and expansive carpark all of which span over two lots within the Lakelands Estate.

As the electrical contractor for this project, TES Electrical was responsible for all electrical high and low voltage services including high voltage sub-stations, switchboards, lighting and lighting control, communications, metering, access control, intercoms, security and fire systems.

TES takes great pride in all works undertaken and believes the high standard of work and ability to deliver projects on time and ensuring client's satisfaction is key. With a team of over 120 technical and support staff and a fleet of specialist vehicles, equipment and personnel, the company has a capacity to provide for a wide range of electrical projects.

TES's extensive portfolio of work ranges from large commercial sub-divisions, warehousing, hospitals, shopping centres, schools, inner city developments and extensive industrial projects.

For more information contact TES Electrical, 18 Hammond Road, Cockburn Central WA 6164, phone +61 8 9434 1514, email: admin@teselectrical.com.au, website: www.teselectrical.com.au



Lakelands Shopping Centre

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Lakelands Shopping Centre, Western Australia



THE FIRST DEFENCE

As an innovative provider of security and fire safety solutions, Australian Fire Industries (AFI) has the technology, industry leading equipment and highly-skilled workforce to protect people, property and assets.

With more than 35 years of industry and commercial asset protection experience, AFI has quickly become the first choice for businesses looking for a reliable and hassle-free, customer-focused commitment.

“AFI utilises new technology and actively seeks efficient ways of completing tasks. We are constantly looking for new and innovative ways to deliver a modern, first-class installation service to our clients,” says AFI’s Managing Director, Ray Johnson. “AFI prides themselves on completing projects on time and remaining within budget, something paramount to keeping our strong relationship with our customers.”

AFI’s recent project saw their expertise called upon for the Lakelands Shopping Centre, a new development located in the northernmost suburb of Mandurah. The company has worked onsite at the development for the past 10 months, installing fire sprinkler systems, pumps and water tanks. AFI’s work on Lakelands Shopping Centre has further showcased their capabilities to work in the commercial sector.

The company has predominantly been involved in the mining industry since conception, before also moving to projects within commercial industry. “AFI has a great reputation within the mining sector and have

completed several commercial projects for builders we have strong relationships with,” explains Ray. “Word quickly spread to other builder’s that AFI completed projects to an exceptionally high standard, and they now engage us to perform similar-sized projects, such as Singleton Shopping Centre, Meath Aged Care Facility and Coles Mandurah.”

Employing approximately 30 staff, AFI work across major areas in Western Australia, however they are also looking at opportunities within other states in Australia. The company continues to ensure they are friendly, focused and efficient, whilst providing a professional service.

Their inhouse capabilities ensure AFI offer a complete fire protection service – including design, installation, inspection, maintenance and optimisation. The company remains in high demand for projects in both mining and commercial sectors, and are currently working on the Belmont Shopping Centre redevelopment as well as many others around the state.

For more information contact Australian Fire Industries, 34 Colin Street, West Perth WA 6005, phone 1300 958 657, email enquiries@ausfire.com.au, website www.ausfire.com.au