

A REGAL VISION

DEVELOPER : Loulach Steel Pty Ltd
MAIN CONSTRUCTION COMPANY : Loulach Steel Pty Ltd
ARCHITECT : Zhinar Architects
CONSTRUCTION VALUE : \$39 million

VISUM is an iconic premium residential tower representing the epitome of lifestyle and quality living in Sydney's inner west. Comprising 134 beautifully designed apartments over 11-levels, with cleverly incorporated indoor/outdoor living areas.

The new multi-level apartment VISUM in Queen Street Auburn, was developed by the reputable property development firm Loulach Steel Pty Limited.

Established in 1983, Loulach Steel have grown extensively to engage multiple facets of Australia's construction and capital industries. Offering superior services across the board, Loulach Steel took care of VISUM's design, planning, funding and project management requirements to present a quality, affordable complex with up to date features and smart, contemporary façades.

The new complex featuring one, two and three-bedroom residential apartments, offers generous living spaces at walking distance from the town center. Loulach Steel have ensured VISUM offers not only style and affordability but also a locality close to schools, parks, childcare facilities, Auburn Hospital, quality medical centers and doctor surgeries. With a reputation for being Western Sydney's employment hub, VISUM ensures its strong economic growth is continued.

The units offer one bathroom per bedroom and quality living areas with fully-equipped kitchens. The interior fitout features household brand favorites when it comes to stovetops, dishwashers and washing machines.

Externally, the economical façade system brings a class and a sophistication to the development. With the appearance of cladding, VISUM's façade is actually a superior Dulux coating system.

Promising a commitment to excellence and ethical business operations, the future for professionally accredited Loulach Steel have over 100 years collective experience in the development of Australian commercial projects, with numerous projects completed in the Hills Shire, Parramatta City and Auburn Council areas.

Working tirelessly at maintaining their relationship with multiple industry bodies,

their package delivery does not compromise on quality. Completed projects include apartments in Dundas, Parramatta, Kellyville and Castle Hill, as well as townhouses in Baulkham hills.

Loulach Steel's project success in the commercial sector is further extended at VISUM. Yet this large-scale achievement ought not overshadow their provision for first home lenders, next home buyers or those looking for investment properties. Indeed, no individual or company body is too small or too large for the hugely adaptable Loulach Steel.

With Loulach Steel, VISUM sourced the perfect growth and wealth solution to their vision. Loulach Steel, took into account the projects location and socio-economic audience, and were able to consider budget, timeframe and circumstance limitations of their client.

Such a diversified client capacity can be largely attributed to the accessibility and user-friendly nature of their service. For instance, clients wanting market-leading interest rates or simply the chance to browse loan options, Loulach offer a free online, no obligation, time-efficient comparison tool. Here, clients can view the most up-to-date and competitive loans available which in essence means 1,500 products compared from a panel of at least 30 lenders.

For more information contact Loulach Steel Pty Limited, mobile (Simon) 0421 309 988, email simon@visumapartments.com.au



FIRST CHOICE FOR FAÇADE FLEXIBILITY AND PERFORMANCE

For CSR Hebel, Auburn's premier new residential address presented the chance to showcase the flexibility and well known performance of their Hebel High Rise Façade System.

Used for all façades in the new development VISUM, the Hebel system contributed to the successful construction of a one, two and three-bedroom multi-level apartment complex. Conveniently located a short walk from the town center and only 1.7km from the M4 freeway by car, Auburn's new acquisition bolsters their economic potential as a thriving and expansive multi-cultural community.

Contemporary, stylish and hospitable to a range of individuals, couples and families young and old, the demands for VISUM were high when it came to presenting an up-to-date, community-savvy development. Bringing Hebel façades to the project has ensured this requirement is never undercut.

To begin with the positive aspects of using Hebel façades is to appreciate a whole host of outstanding benefits. Made from steel reinforced Autoclaved Aerated Concrete (AAC), Hebel panels are non-combustible, highly thermally efficient, have strength and solidity, effectively buffer noise and are a sustainable building product that's both builder-friendly and occupant-caring.

In terms of building system advantages, the Hebel High Rise Façade System goes up quickly and easily, plus panels can be ordered to length for even faster installation and minimal onsite waste. A dry cavity system, it's been designed to pressure equalisation principles so there's significant reduction in rain water being drawn through a penetration in the coating and panels.

Another big advantage is its high fire performance with fire rating levels for external fire loads from -/120/120 up to -/180/180, depending on whether a hidden or visible slab edge is required.

Popular amongst architects, builders and developers for apartment projects ranging from 4-levels up to 30, the VISUM apartments show the Hebel façade performs at a level of aesthetic complexity, surprising many that the

stylish finish is not, in fact, cement render but a Dulux Acratex coating system over routed Hebel panels.

This type of design flexibility comes with the unique nature of the Hebel panels, which can be routed and rendered to create an architectural look with high level street appeal.

Either routed onsite by a Hebel installer or machined at the CSR Hebel AAC manufacturing facility in Somersby and delivered to the project site, design possibilities go far and wide.

For the VISUM project the Hebel façade system was installed by Hebel specialists Render And Paint who routed the panels onsite, then applied the Dulux Acratex coating system.

Other projects such as 'The Jewel' at Wentworth Point, Sydney show CSR Hebel does not produce understated buildings when it comes to new developments. The façade work on this project, showcases a high level of finesse that can be achieved with Hebel.

CSR Hebel's high performing façade system offering exceptional design versatility makes it a first choice for builders, developers and architects. At VISUM their building solution presents another excellent example of Hebel systems delivered on time and in style.

For more information contact CSR Hebel, L5, Trinita 3, 39 Delhi Road, North Ryde NSW 2113, phone 1300 369 448, email cbax@csr.com.au, website www.csr.com.au

