

# APARTMENTS WITH LOTS OF FLAVOUR

Zest Apartments comprise two boutique residential buildings offering a prime address located on the corner of Princes Street and Rathdowne Street and consists of 105 private apartments.

CONSTRUCTION COMPANY : Hacer  
CONSTRUCTION VALUE : \$40 million  
ARCHITECT : Jackson Architecture  
STRUCTURAL ENGINEER : Rincovitch  
BUILDING SURVEYOR : Philip Chun





# A FULLY INTEGRATED DESIGN AND CONSTRUCT SERVICE

Hacer Group Pty Ltd was established in 2000 by Robert Pitts and Kevin Hibberson to provide a fully integrated design and construct service for the building and development industries.

With an inherent commitment to servicing long-term client relationships, Hacer Group is devoted to understanding the specific needs of the development and the processes involved, so as to bring a broad range of tangible benefits to the project-at-large. These benefits include: single point accountability, expert project management and delivery systems, co-ordination and administration personnel, quality assurance, Monthly Project Control Group Reports and reliable, realistic development plans and costings.

CEO Robert Pitts elaborates; “From the beginning our focus has been on achieving excellence and innovation in end-to-end property design and construction. We pride ourselves on delivering projects that are both cost efficient and of the highest standard – on time, every time. We provide a range of fixed-price contractual delivery systems from construction and project management to design and development packaging. What’s more we’re renowned for possessing a superior level of expertise and experience in the industry, having successfully managed and completed projects for a range of major Australian companies and winning awards for building excellence along the way.”

Other current projects of Hacer Group include: Cranbourne Park Shopping Centre, 132-172 Smith Street in Collingwood, Imperial Apartments in Doncaster,

The Luxton in Prahran, Lansell Square Development in Bendigo and the Bouliste Apartments, Northcote.

‘Zest Apartments’ is Stage 9 of the Carlton Housing Redevelopment; an urban renewal and community building project providing housing facilities for the entire Carlton community. The Carlton Housing Redevelopment is a joint project between the Victorian Government Department of Human Services, the residential and commercial developer Australand, property developers Citta Property Group and Australian Unity; the healthcare, financial service and retirement living organisation. Hacer Group has been the Head Building Contractor responsible for the design and construction on Stages 2, 3 and 9, and is currently constructing Stage 4.

Doing what it does best Hacer has taken problem solving, overcoming access obstacles and the challenge of co-ordinating about 18,000 personnel working days for the duration of the project, with 1000 persons engaged on site from commencement through to completion of works on a constrained site in their stride.

Hacer Group is committed to the promotion of employment and training opportunities for the Office of Housing Tenants as part of the State Government’s Growing Victoria Together agenda. Senior Project Manager Jim Lontos confirms: “Throughout each Stage of the Carlton Housing Redevelopment, Hacer Group has employed tenants from nearby public housing. This has given the opportunity to over 20 persons residing in

public housing to undertake apprenticeships and traineeships in various areas of the construction industry including Concreting, Administration, Electricity and Plumbing.”

Hacer Group is also committed to maximizing opportunities for local small and medium sized enterprises to compete for government business. Thus Hacer Group is committed to providing 100% local labour and over 70% local materials for the entire life of the construction process.

Environmentally Sustainable Design Initiatives implemented by Hacer Group on Stage 9 of the Carlton Housing Redevelopment ‘Zest Apartments’ include innovations in the areas of Water Management, Greenhouse and Solar Access. Rainwater will be collected and reused in greywater systems, with provision for a treatment plant incorporated into the building design. Native species of trees and shrubs and an irrigation system complete with moisture control sensors will be used in the landscape design, alongside 4-star WELS-rated fittings and the sub-metering of major water uses. High efficiency lamp luminaries with a 5 Star energy rating, solar gas-boosted hot water systems and natural ventilation in corridors will also be a part of the completed development. New products used on this job include Keim Mineral Paint applied to external precast facades and Chemspray waterproofing.

**For more information contact Hacer Group,** 87 High Street, Kew VIC 3101, phone 03 9810 6888, fax 03 9853 2208, email [info@hacer.com.au](mailto:info@hacer.com.au), website [www.hacer.com.au](http://www.hacer.com.au)





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## ZESTING IT UP

I and D Constructions Pty. Ltd. was formed in 1994 by Ivan and Kathy Filipovic with a cornerstone of the three core principles of engineering, design and construction foremost in mind. Formwork is their expertise. Service is the focus.

Using a number of different types of formwork systems including table and column forms, frame and scaffold systems, purpose-built, fabricated-core wall systems and perimeter safety screens the team at I&D will then supply, maintain and operate the cranes required that best suit the needs of the project.

Their operators and riggers have extensive expertise including working with tower and mobile cranes, tower crane erection, precast installation and general rigging and their designers are able to tailor the best system to suit each individual project.

With years of experience in the area of Temporary Works designing of specialist formwork systems, their engineers can design and deliver tailored solutions for the benefit of their clients, aiming is to provide unique systems that minimise labour usage and improve the construction cycle with primary emphasis on safety as Project Director Raff states: "Our people are our most important resource; looking after their personal safety is absolutely a priority. We do this by implementing our Strategic Safety Management plan and Safe Work Methods. Our construction, project and site managers work with our

OH&S officer and other construction consultants to ensure that our workers are equipped with the safety equipment necessary to perform efficiently and safely."

With a view to getting the job finished safely and economically, the personnel at I and D Constructions found that sometimes the simplest service factors are the most important and in the Construction Industry that's about timing, reliability and quality. Growing from the humblest of beginnings the group now employs around 200 people with 100 of those working exclusively on the 9th stage of the Carlton Housing Redevelopment, the 'Zest Apartments' Project on the corner of Princes and Rathdowne streets in Carlton, Melbourne.

Other current projects for I&D Constructions include the Melbourne Airport Terminal Four and developments at Monash University and the Epworth Hospital with past projects completed including the Melbourne Park Eastern Plaza and Melbourne University's School of Architecture.

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