

MELBOURNE'S CULTURE DEFINED IN STYLE

BOULEVARD APARTMENTS / ABD GROUP

The \$30M Boulevard Apartments sets an exciting new benchmark in apartment living on the Maribyrnong River. It comprises 123 apartments along with ground floor retail tenancies where residents can gather to enjoy Melbourne's coffee lifestyle.

Boulevard Apartments has been described as "an exciting new benchmark in apartment living". The Melbourne based construction company, ABD Group Pty Ltd, completed the unique crescent shaped building in August 2014 under a design and construct contract. Boulevard Apartments is situated at 41 Edgewater Boulevard, Maribyrnong, Victoria.

The development has seven levels with 123 apartments consisting of studio apartments on the ground floor, 1, 2 and 3 bedroom apartments on the upper floors, ground floor retail tenancies and two levels of

basement car park. From the upper levels there are spectacular views of the nearby Maribyrnong River and the Melbourne skyline. Boulevard Apartments also includes an extensive ground floor courtyard and landscaped gardens for the residents to enjoy.

ABD Group worked with John Demos Architects to create a building that is eye catching in both its curved form and angled balconies. The apartment interiors have been designed to accentuate living areas and feature functional layouts and quality fittings and finishes.

This unique building posed a number of challenges that the project team successfully implemented. Including an additional level added by the client post construction commencement. Further, a three stage handover was co-ordinated successfully by the project team in order to accelerate the building occupancy. With staged occupation from the ground floor up whilst works on the upper floors continued. Stage 1 involved Ground to level 3, followed by Stage 2 with levels 4 and 5 and finally Stage 3 included levels 6 to 7. ABD Group underwent three separate inspections, a requirement by the Melbourne Fire Brigade, including further successful inspections by the building surveyor. With systems and procedures put in place to ensure safety for building occupants and co-ordination of access for both construction workers and tenants, this project is an excellent example of ABD Group's quality assurance, safety standards and project management.

"The biggest challenge was constructing levels 4 to 7 while levels ground to 3 were occupied," said Commercial Manager, Frank Rosselli. "This was only achieved by the impeccable safety systems ABD Group applies to all job sites."

ABD Group used a raised pedestal tile floor system on all balconies and the main courtyard. This system has a number of advantages over traditional tiling in that it allows for quick and easy installation of tiles, reduces the loading on balconies by eliminating mortar beds, compensates for an 0-5% fall, allows for positive drainage, and easy access to the waterproofing membrane, conceals services, as well as, reducing sound transmission and increasing temperature insulation.

The company works with government bodies, property groups, national conglomerates and small businesses. No matter the size of the project, the company embraces "the challenge to design, build and deliver cost-effective projects of the highest standard."

ABD Group has worked on a wide range of construction projects which includes residential developments, joint ventures, industrial, commercial, health and education projects, shopping centres and marine infrastructure.

ABD Group's business in apartment developments has grown from an average of 300 apartments per year between 2008 to 2013 to an average of 500 apartments per year by end of 2014 and an average of 700 apartments per year in the pipeline by the end of 2016.

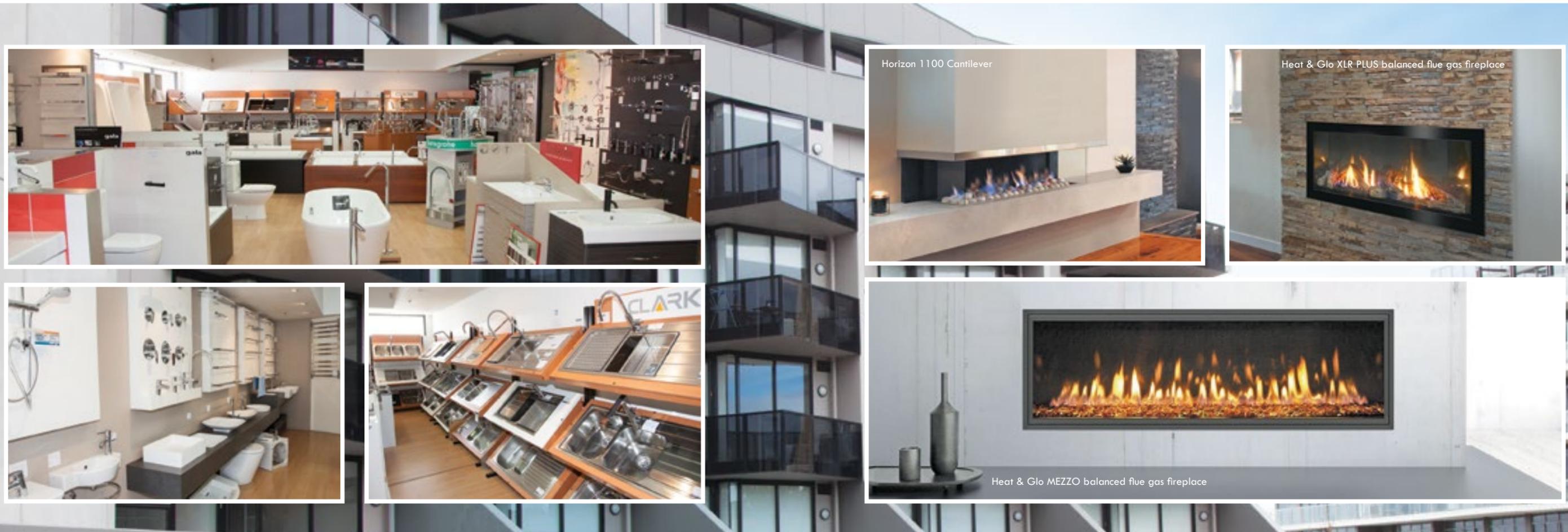
Some of the apartment projects ABD Group is currently working on in Victoria include Albert Apartments at 48-58 Albert Street, Brunswick, a 5 level building with 150 apartments, Solstice Apartments at 138 Canerwell Road, Hawthorn East, with 106 apartments each with an minimum average 6 star energy rating, Casabella Apartments at 10 Clinch Avenue, Preston, Duo Apartments at 123-435 Spencer Street, Melbourne, a 15 level building with unique 2-storey luxury apartments, Zano Apartments at 800 Sydney Road, Brunswick with 52 apartments and EV Apartments at 7-15 Reid Street Fitzroy North with 44 apartments.

"ABD Group is a forward thinking builder," said Frank Rosselli. "Our success is based on our detail design management, innovative construction techniques and competitive building costs. These key aspects are achieved by having strong relationships with our subcontractors and working smarter. Our vision statement is to be an employer and builder of choice with an exceptional safety record delivering quality construction projects."

For more information contact ABD Group Pty Ltd, 73 McGregors Drive, Keilor Park VIC 3042, phone 03 8336 1504, fax 03 8336 1503, email enquiries@abdgroup.com.au, website www.abdgroup.com.au

Below Centre Plumbing Plus supplied the quality kitchen and bathroom fitouts for Boulevard Apartments.

Below Jetmaster Heat & Glo's gas fireplaces are a major attraction in the apartments and will serve well during Melbourne's colder months.



Centre Plumbing Plus is “one of the leading suppliers to the plumbing trade”, servicing Melbourne and Victoria. Centre Plumbing Plus was a supplier of sanitary fixtures on the Boulevard Apartments project.

Centre Plumbing Plus is a family owned business. The company takes its name from Centre Road in Bentleigh, Victoria, where local plumber, Cliff Bodsworth, opened its first store in 1953. The business is today owned and run by Cliff’s grandson and specialises in the supply of materials to the plumbing, building and mechanical services industries.

Centre Plumbing Plus today has become expert in supplying major commercial projects across Melbourne. The company easily facilitates this from its large warehouse in Bayside Bentleigh and its comprehensive fleet of delivery trucks, gets “the right products, to the right place, at the right time, for the right price”.

The company’s showroom in Bentleigh has a large range of the latest bathroom, kitchen and laundry products from Australia and Europe.

“At Centre Plumbing Plus we constantly strive to offer the customer, the best value, personal service and the most

comprehensive range in the business,” says Director, Cliff Bodsworth.

“We know that builders are often time poor which is why we strive to make a builder’s experience efficient and easy. Our building clients are offered a free storage service with competent technical assistance, after sales service and a delivery network that operates to a builder’s schedule, however demanding that may be. This service means that builders have one less headache to worry about, secure in the knowledge that their clients are receiving the best service, the best products at the best price.”

For more information contact Centre Plumbing Plus, 1B Tovan Akas Avenue, Bentleigh VIC 3204, phone 03 9557 5901, fax 03 9557 8384, email sales@centre.com.au, website www.centre.com.au



Horizon 1100 Cantilever



Heat & Glo XLR PLUS balanced flue gas fireplace



Heat & Glo MEZZO balanced flue gas fireplace

On a cold winter’s day, a cosy fireplace appeals to many people. “Jetmaster Heat & Glo” has established itself as Australia’s market leader in wood and gas fireplaces...for over 30 years, with a commitment to quality, function and reliability which is why our brands are coveted by builders and homeowners alike”, says a company spokesperson.

Jetmaster Heat & Glo has a wide range of balanced flue glass fronted gas fireplaces, open wood and gas fires, electric fires and a variety of highly efficient slow combustion wood heaters that “will warm the home without warming the planet”.

The Horizon Cantilever unit has been installed in The Boulevard Apartments’ top of the range apartments. The Horizon Cantilever is a stunning open gas fireplace heater that looks sensational in any living area - the modern alternative to the traditional open fireplace.

In April 2014, Jetmaster launched an exciting and revolutionary development in total home control technology, the ‘iGloo APP’, which works with their Heat & Glo balanced flue range of gas fireplaces. Jetmaster Heat & Glo has joined forces with iGloo to produce one of the first gas log fires in the world to utilise wireless iBeacon technology.

“Now you can control your Heat & Glo balanced flue gas fireplace from almost anywhere in the world!” says a company spokesperson.

“The technology integrates your home energy appliances into one easy-to-use App ...and enables the Heat & Glo gas log fire to be the smartest most energy efficient fireplace on the market.”

Connecting iGloo to a Jetmaster Heat & Glo fireplace allows the owner to control it from their smart phone or tablet by giving them the ability to turn it on and off, change the temperature and adjust the fan and flame settings before coming home – total home integration technology – a great advantage over the winter months. The iGloo technology can also be integrated to control other energy saving items such as blinds, roller doors and lighting.

For more information contact Jetmaster Heat & Glo Pty Ltd, 444 Swan Street, Richmond VIC 3121, phone 1300 219 875, email info@jetmastervic.com.au, website www.jetmaster.com.au