

# SHAPING INDEPENDENT LIVING

The \$40m Lober square independent living and community hub will be the focal point for the whole ARV community comprising of a cafe, community building, bowling green, a health building with 2 swimming pools, 35 independent and 6 freestanding living units.

LOBER SQUARE / LIPMAN PTY LTD



**Lipman Pty Ltd is well respected, premium contractor in the New South Wales building market, specialising in commercial building projects, from office buildings, hotels, student accommodation, retail, education, industrial, sporting facilities and aged care.**

The company began on 15th March 1966 with its founder, Phillip Lipman's vision of 'co-operative contracting'. This vision continues today and has resulted in Lipman having a unique place in the Sydney market, widely respected by professional developer teams, the NSW Department of Finance & Services and Institutional clients and is regarded as a high quality building company

that boasts a proud record of multiple MBA Excellence in Construction Awards.

One of Lipman's current projects is the \$40m Anglican Retirement Village, Lober Square Development at Castle Hill. The project consisted of the demolition and removal of the existing buildings on site, trees and all other miscellaneous structures within the development.

The construction stage involved the building of 35 independent living units in two, three storey buildings over basement carparks. Also included are six freestanding independent

living units, a health building including two swimming pools, a community building, café and bowling green and landscaping.

Project Manager Angus Darling leads a very successful project team on Lober Square and noted that Lipman's most valuable resource is it's staff, because it is their performance that defines the results Lipman is committed to long term relationships and repeat business.

"By empowering staff with 'latest technology' systems, Lipman ensures quality is never compromised and each member of the team strive to 'add value' through their creative

approach to problem solving." Angus said. As a privately owned Australian group, Lipman aimed to be the obvious choice in construction. "We have a strong history of not only delivering projects on time every time, but achieving a defect free completion and continuing to exceed our clients' expectations," he said.

"Lipman's success is built on strong industry wide relationships that are founded on trust and respect, leading to our reputation as a top level service provider through a company wide commitment to creativity, integrity, co-operation and performance."

"It is a testament to the exceptional standard of our work that we can go from a project such as Lober Square to refurbishment of canal warehouses at Huntley Street Alexandria, the UTS Haberfield Rowing Club, St John's Retail and Residential development in Paddington, University of Western Sydney Anatomy Building and University of Wollongong Early Learning Centre."

Other stand out projects that Lipman has recently been involved in is the \$70m Sydney International Airport Hotel and the \$125m Wet 'n' Wild project at Prospect.

Successful relationships with staff and clients remain a hallmark of the Lipman experience and have led to many clients choosing Lipman for ongoing and repeat business.

**For more information contact Lipman Pty Ltd, Level 6, 66 Berry Street, North Sydney NSW 2060, phone 02 9955 7000, fax 02 9955 3166, website [www.lipman.com.au](http://www.lipman.com.au)**



Developed over three stages, Lober Square will offer its residents a new way of living with a community hub, independent living units but also maintaining some of the original structure with refurbished historical buildings.

Tower Group Projects has been integral in the first stage which has seen Lober Square clearly taking shape through construction of formwork as well as all false work to develop all concrete works.

This company has clearly become the foundation of many important developments throughout Sydney since establishing in 2011.

Tower Group Projects Director John Habib said the company had come a long way in this very short time. "At Tower Group Projects we are clearly driven by a client focus approach, TGP Projects provides commercial and residential building services specialized in all sorts of formworks well as project management and project implementation services," he said.

"With many years of combined experience in construction, fit-outs and planning TGP management team focus on the key factors that are critical to successfully managing projects across a broad range of sectors.

"We know that our services are second to none in the industry, both in terms of quality and efficiency."

It is this confidence and project success that has seen rapid expansion for the company and based on this, Tower Group Projects are currently seeking to further increase its client base in the industry.

"We are able to take a simple or complicated floor plan and manage the project through to completion.

"TGP has the knowledge and experience to design and construct both commercial and residential formwork spaces so that it reflects any individual brand's values or your desired quality objectives.

"Given that no job is too big or small, Tower Group Projects provides the most competitive and efficient solution too many company's needs because they can be assured that their project lies in capable hands."

**For more information contact Tower Group Projects, 22 Bellfrog Street, Greenacre NSW 2190, phone 02 9750 5553**

**One of the major hazards for people in any fire situation is smoke, and preventing the spread of it so people have a margin of safety for escape is vital.** Leading fire and smoke curtain manufacturer Coopers Fire are experts at developing solutions which protect identified risk areas, such as lift shafts, which can act as pathways for fire spread and like a chimney channel smoke to other levels. At the Lober Square project, this risk has been mitigated through Coopers Fire installing three Vii® Fire smoke and fire curtains to protect the lifts on the lower ground, ground and first floor. These are a neat, compact, fully automatic motorised roller system, with a state-of-the-art high temperature stainless steel reinforced curtain which is concealed in a strong stainless steel casing above the lift opening.

On being triggered by the smoke and fire alert system, the curtain descends and blocks smoke and fire from entering the lift or the lift shaft via the operational gaps between the lift carriage, shaft and internal drywall. The curtains also feature retract buttons to allow people to exit the lift safely should they be within it at the time a fire alarm event occurs. This is a highly engineered and thoroughly tested system which can either be supplied with full sensor and alarm activation technology, or integrated with existing building fire detection systems. Coopers Fire Patented Gravity Fail Safe Drive, and the inbuilt obstruction detection and warning system make this an extremely effective and user-friendly form of protection.

Additional features of this cost effective solution include a fire brigade intervention emergency retract button and easy integration to upgrade existing lift openings that do not have adequate smoke leakage provision or rated doors.

The Vii® Fire curtains have been tested as fire proof for two hours at up to 1000 degrees, giving ample protected time for a building's occupants to escape a situation. A range of sizes are available to suit either reveal or face fix installation. Other projects where Coopers Fire are currently installing fire and smoke curtains for lift openings include DLA Piper fit out, DLTP Moorebank, 50 Martin Place, ADFA LSN Building and ACU North Sydney.

When Coopers Fire products are chosen for a project, the solutions provided deliver a level of protection which sets the standard for the fire curtain industry. And for end-users like residents of Lober Square, in an emergency, these life-saving fire and smoke curtains could genuinely be considered one of their home's most important features.

**For more information contact Coopers Fire Pty Ltd, 21B 1-3 Endeavour Road, Carringbah NSW 2229, phone 02 9526 3100, fax 02 9526 3111, email info@coopersfire.com.au, website www.coopersfire.com.au**